ABODE
SALES & LETTINGS

Field Avenue, Hatton, DE65 5EQ

Asking Price £215,000

https://www.abodemidlands.co.uk

A beautifully renovated two-bedroom end-of-terraced home located in the popular village of Hatton, Derbyshire, close to Tutbury and well placed for local amenities, transport links, schools and countryside walks. The property has undergone an impressive refurbishment throughout, offering a contemporary open-plan ground floor layout, modern fixtures and fittings, and a generous rear garden. Presented to a high standard and ready to move into, this is an excellent opportunity for buyers seeking a modernised home in a convenient location.

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Accommodation

GROUND FLOOR

The accommodation opens into a large open-plan kitchen, dining and living area, designed with modern living in mind. The space features high-quality flooring, fresh décor, recessed spotlights and a bright dual-aspect layout.

The living area is a comfortable and well-proportioned space positioned to the front elevation, complete with a large picture window providing excellent natural light.

The refitted kitchen offers a contemporary range of gloss units with complementary worktops, integrated appliances, under-cabinet lighting, a central island with breakfast seating, and a rear-facing window overlooking the garden. This modern space creates a fantastic hub for everyday living.

A door leads through to a utility room, providing additional appliance space, worktop area and external access to the rear garden.

The ground floor also includes a refitted shower room, finished with modern tiling, heated towel rail, and a walk-in shower—ideal for busy households or guests.

FIRST FLOOR

The first-floor landing provides access to two well-presented bedrooms, an office and the main bathroom.

The master bedroom is positioned to the rear elevation, offering a peaceful outlook over the garden alongside ample space for bedroom furniture.

Bedroom Two, located to the front elevation, is a good-sized room suitable for a double bed or generous single layout.

The office / dressing room, which is accessed through the master bedroom, also facing the front elevation, is ideal as a nursery or walk in wardrobe.

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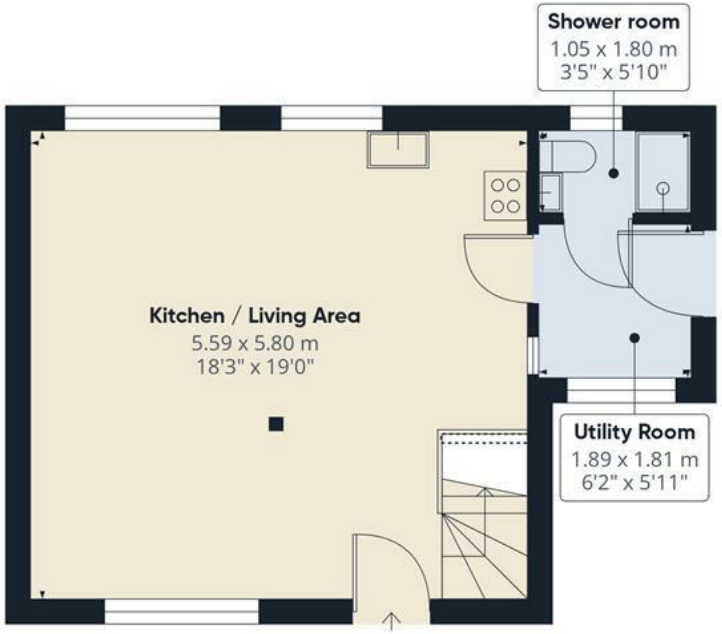
The modern family bathroom is fitted with a contemporary three-piece suite including a curved bath with shower over, fitted vanity wash basin, WC, heated towel rail and attractive wall tiling.

OUTSIDE

To the rear, the property enjoys a substantial garden, mainly laid to lawn and enclosed with fencing, providing a fantastic amount of outdoor space for families, entertaining and gardening. There is also a useful garden shed and a patio area directly behind the house. The front elevation has a large gravelled fore garden.

LOCATION

The property is situated in Hatton, Derbyshire, a well-served village close to Tutbury, offering everyday amenities including shops, cafés, public houses, primary schooling and excellent transport connections. Tutbury & Hatton train station provides easy commuter links, while the A50 and A38 offer convenient access to Derby, Burton and further afield. The area is also known for its pleasant countryside walks, making it a desirable location for families and professionals alike.



Floor 0

Floor 1

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Approximate total area(1)

67.1 m²

721 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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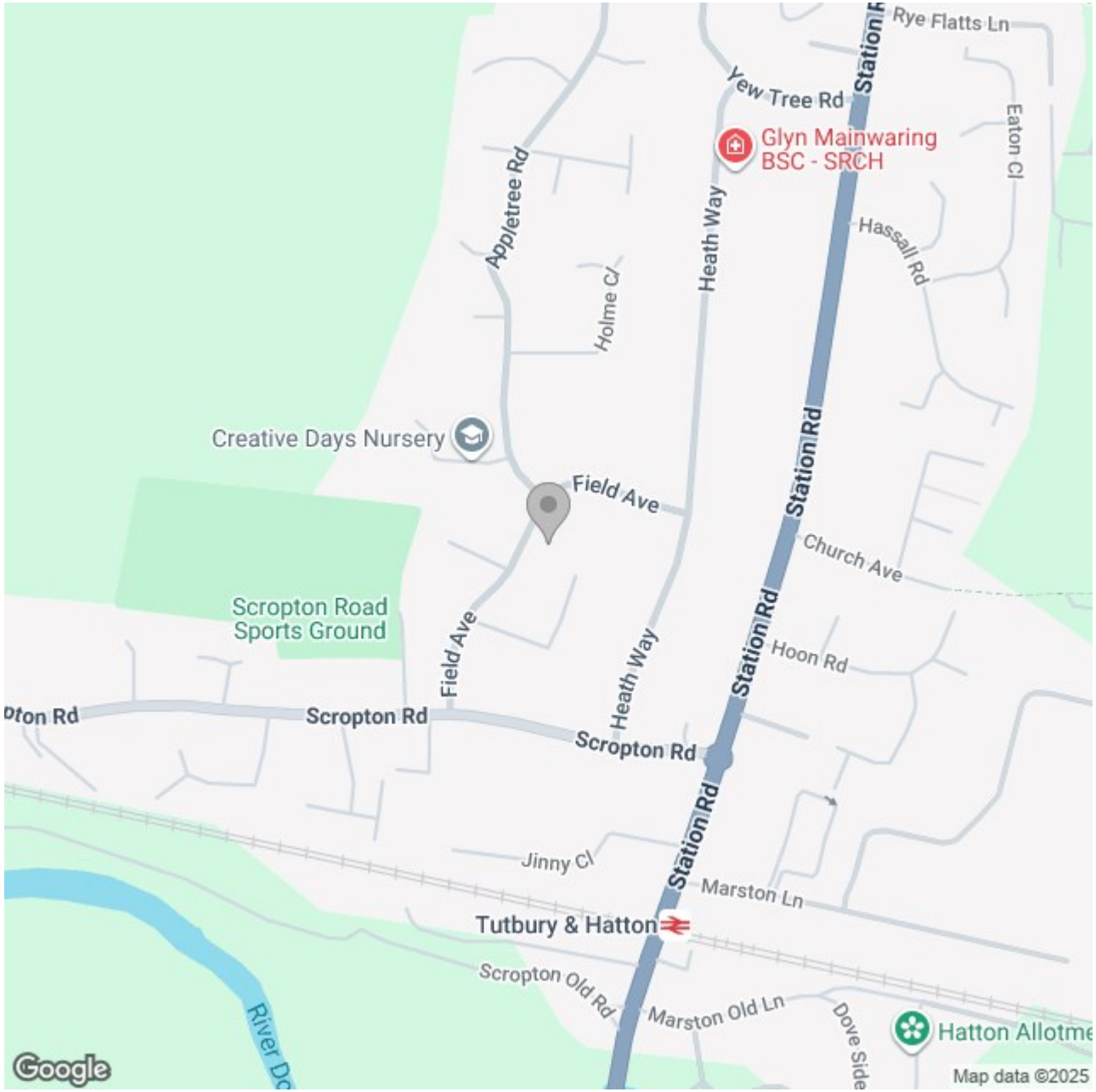

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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