

II Station Road, Derby, DE65 5EL

£825 PCM





ABODE Lettings are delighted to present this well-maintained two-bedroom semi-detached home to the rental market, ideally situated in the highly desirable village of Hatton, Derbyshire. Offering a perfect balance of village charm and everyday convenience, the property benefits from close proximity to local shops, reputable schools, transport links, and a range of essential amenities, making it an excellent choice for professionals, couples, or small families.

The accommodation is thoughtfully laid out and briefly comprises a welcoming and spacious lounge/diner, providing ample room for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units with generous worktop space, creating a practical and functional cooking environment. To the first floor, there are two well-proportioned bedrooms, both offering comfortable living space, along with a modern family bathroom fitted with contemporary fixtures.

Externally, the property benefits from a low-maintenance courtyard garden, ideal for enjoying outdoor space with minimal upkeep. In addition, there is off-road parking available for one vehicle, adding further convenience. This attractive home combines comfort, practicality, and a desirable location, making early viewing highly recommended.



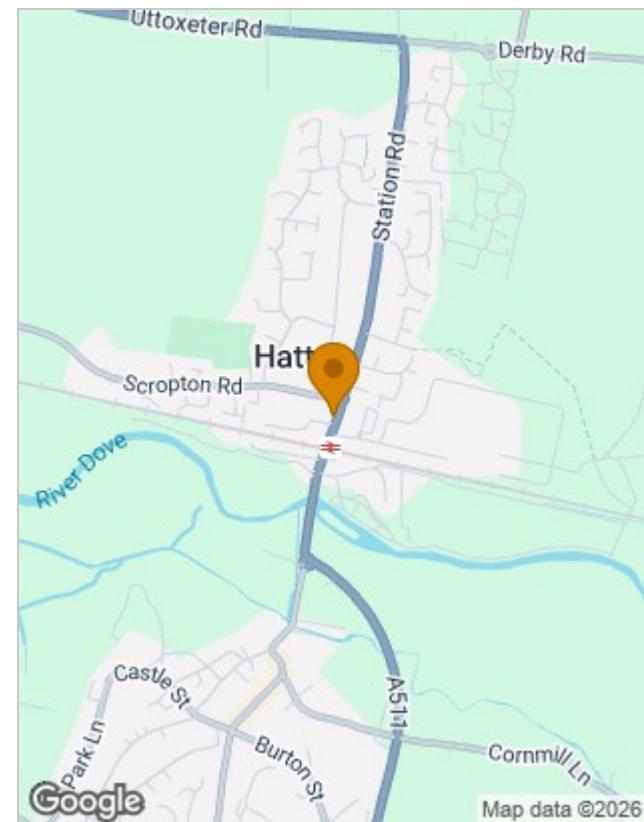




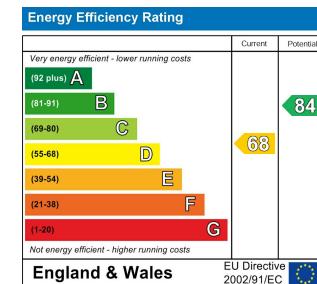
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.