





Offered for sale with no upward chain, this beautifully presented three-bedroom semi-detached home is situated within the highly sought-after village of Hatton, offering an excellent balance of style, comfort, and convenience.

The gas centrally heated and double glazed accommodation comprises a fitted kitchen, ground floor cloakroom, and a spacious lounge/dining area ideal for both everyday living and entertaining, with patio doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from driveway and an enclosed rear garden.
Viewing is strictly by appointment only.



ABODE
SALES & LETTINGS

Entrance Hallway

3.7 x 10.7

Cloakroom

3.3 x 7.2

Fitted Kitchen

8.3 x 10

Lounge

15.7 x 16

Landing

5.10 x 4.2

Master Bedroom

9.11 x 10.1

Ensuite

5.5 x 7.2

Bedroom Two

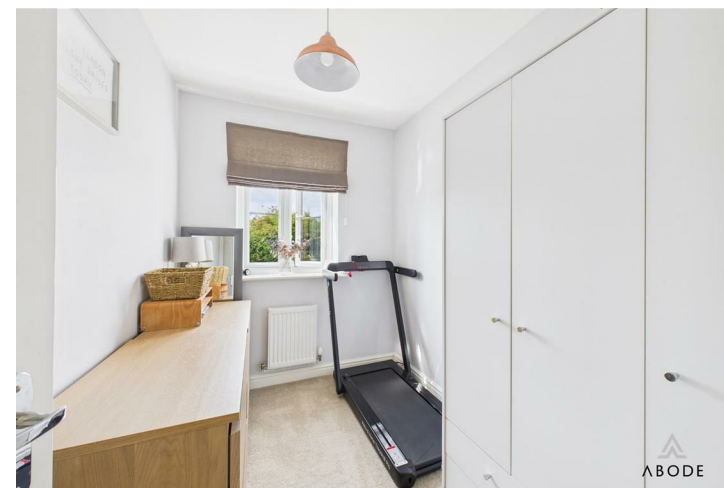
9.2 x 8.8

Bedroom Three

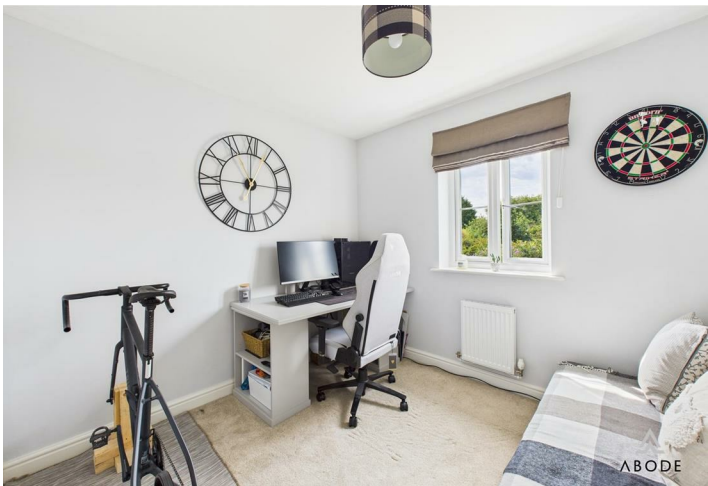
6.1 x 8.7

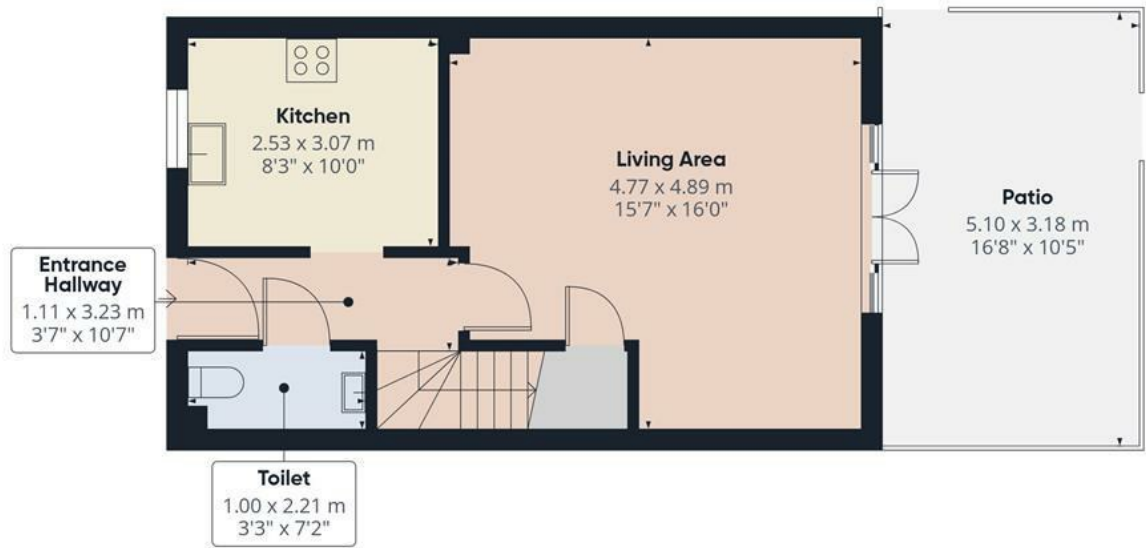


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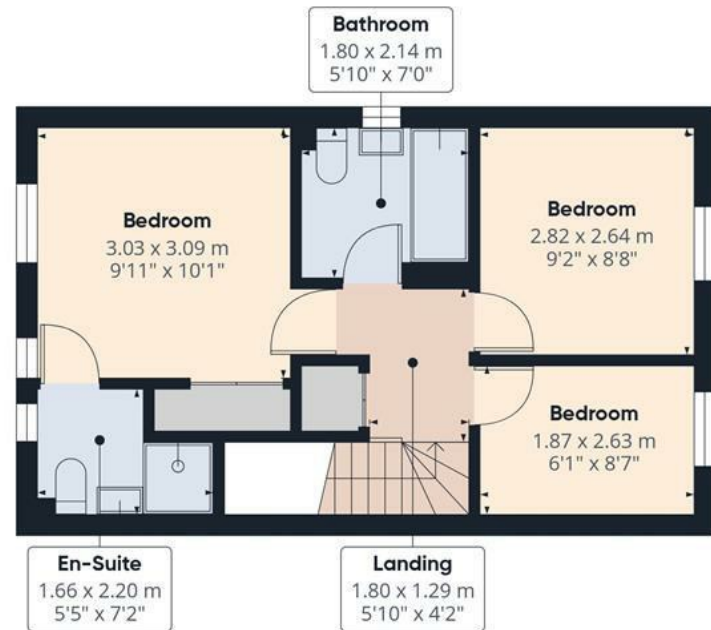


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Floor 0



Floor 1

Approximate total area⁽¹⁾

70.8 m²

763 ft²

Balconies and terraces

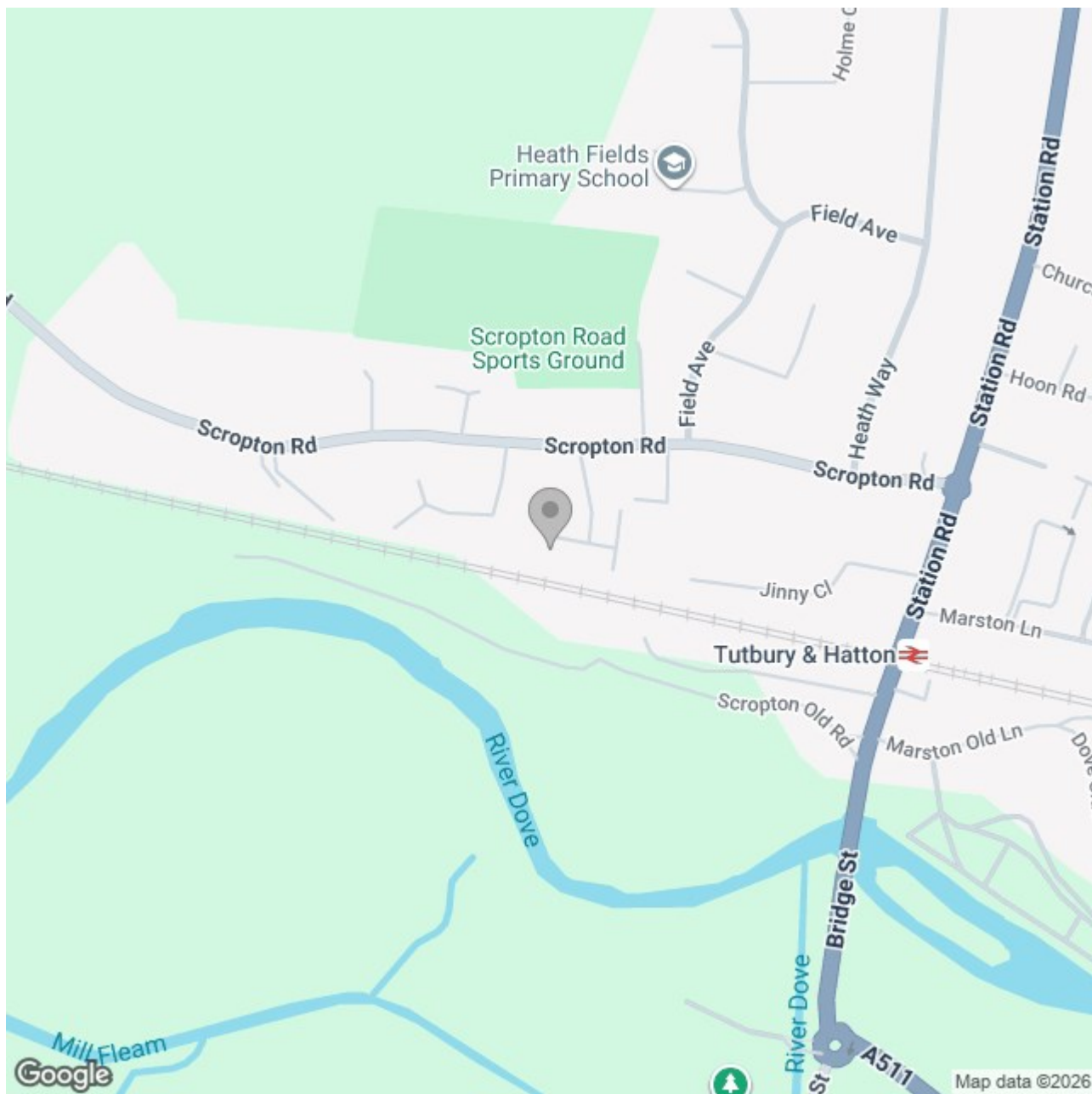
16.2 m²

174 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(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 