

Eaton Close, Hatton

aksresidential.com

£230,000



This property at a glance:



1



3



1



2



C



Watch the video



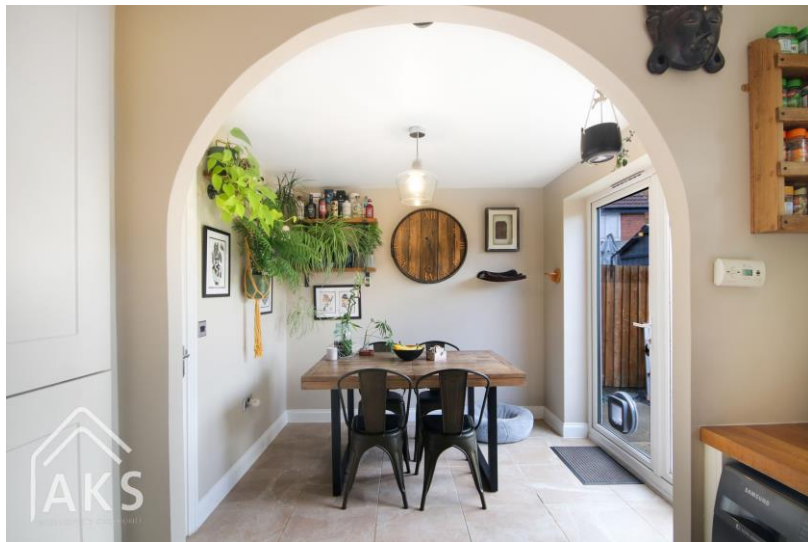
Eaton Close, Hatton



Sam says:

"Tucked away in a quiet cul-de-sac, this home is in a great location. With it's double driveway and well presented front garden, the house is inviting even before you step inside. As you step inside there is a small but functional entrance hall with a handy WC, with creative storage for coats and shoes. The living room is at the front of the house with a cosy feel and a large front window allowing lots of natural light into the room. At the back of the house is the kitchen and dining area, the two rooms are separated by an arched opening so the rooms flow nicely into one another. The kitchen is a bright and neutral space with ample cupboards and wooden worktops. Heading into the dining room, there is plenty of space for a large dining table to enjoy family meal times, with the addition of patio doors leading out into the garden.

Upstairs, two of the 3 bedrooms are doubles. The master currently has a king size bed, as well as plenty of space for freestanding furniture, the second double is currently being used as an office with plenty of room for the desk as well as the addition of double wardrobes. The single room is a good size and the space is currently used well! The family bathroom has a 3 piece suite with modern tiling. Overall, a great space for the family. Outside the south facing garden is a real suntrap, with a patio outside the patio doors perfect for a seating area. There's plenty of lawn space as well as well maintained borders. A great addition is a sectioned area to the side of the house where the current owners have secured their shed. This is a lovely home in a fantastic area, close to walks, schools and amenities. I think this is a fantastic choice of home!"



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Did you spot...

This great 3 bed end of terrace home is situated in a quiet cul-de-sac



A message from the seller:

"This has been my first taste of home ownership, and it holds such a special place in my heart. I grew up in the countryside, so being just a short walk from peaceful riverside paths has been a real joy, alongside shops within walking distance! The cul-de-sac and general neighbourhood has an inviting warmth to it and the neighbours certainly add to that. This house holds many lovely memories, from owning my first beautiful cat, to turning the spare room into a nursery for my first child. Over nearly 7 years, the space has become a reflection of me, outwardly displaying my personality onto the walls and collecting items that tell a story.

More recently, my girlfriend and her cats moved in too, and with a growing child, our hobbies, and a need for a bit more room, we've realised it's time for the next chapter. Letting go will not be easy—so many memories now live here—but I know this home is ready to welcome someone new to make it their own".





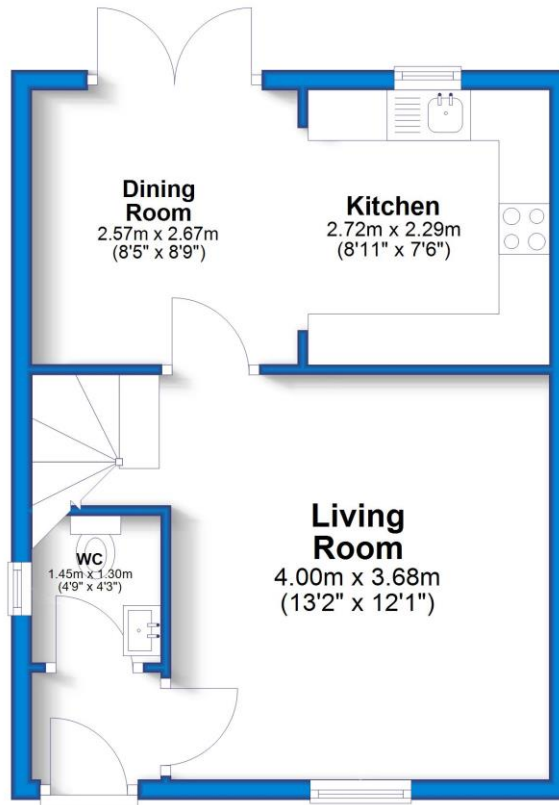
Floor Plan



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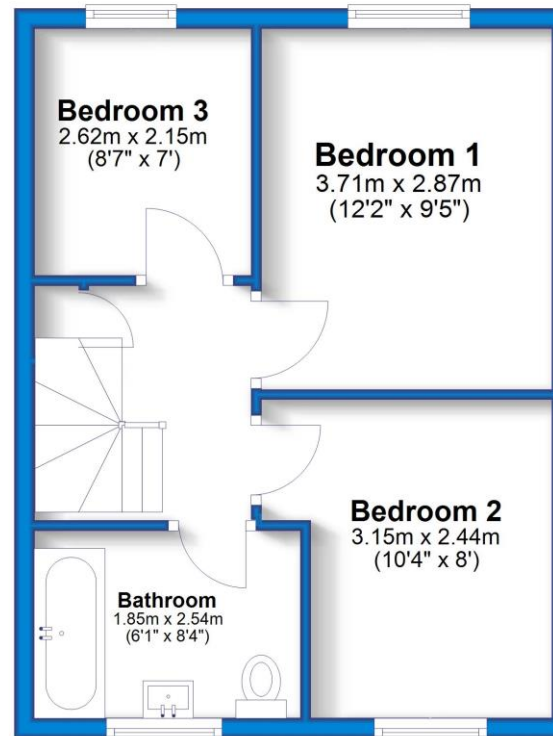
Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(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	



300+ 5 star Google Reviews



Key Features:

- 3 BEDROOM END OF TERRACE HOUSE
- Cul-de-sac location
- Village location
- EPC RATING C



About the area:

Hatton is a great family village and has something for the whole family. Within the village there is a wide array of amenities with local convenience shops, takeaways, pubs and public transport links to Derby City Centre, Burton Town Centre and the local villages. For commuters, it is ideally situated being just a few minutes' drive to the A50 and is close to the A38 too. There are playing fields within the village as well as being able to walk across the fields along the river Dove.



Schools:

The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

