

Eaton Close, Hatton

aksresidential.com

£350,000



This property at a glance:



2



4



2



3



D



Watch the video



Eaton Close, Hatton



Jodie says:

"This home has so many fantastic features. Outside, the house has plenty of kerb appeal! With a large driveway and low maintenance garden space. When you walk in, you're greeted by a chic hallway with a modern runner on the stairs and plenty of space to pop your bags down and take off your shoes. You instantly notice the beautiful oak doors too, which run throughout the home. The living room is a lovely bright and neutral space with a bay window adding even more floor space. This room then flows seamlessly into the kitchen diner. In there, the units have a modern, glossy grey finish and beautiful quartz worktops. There's a double oven and an induction hob with a built in extractor. The breakfast bar is a great addition! The utility room is a great space which has more storage and space for appliances. Also downstairs is the converted garage which is currently being used as a bedroom but is a really versatile space!"

Upstairs, there are 4 good sized bedrooms. Bedroom one benefits from plenty of fitted wardrobe space and a modern en-suite too. Outside, the garden is a well thought out space. With some lawn area and a raised, undercover decking area for relaxing and outdoor seating, as well as plenty of slabbed patio space too. There's also a brilliant summer house in the garden too, a large versatile space with electrics, so for a home office or a teens chill space, it's just perfect! This is a fantastic family home in a great area!"



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Did you spot...

This lovely family home is located within a quiet cul-de-sac



A message from the seller:

"Thanks for looking at our home! We've lived here for 11 years and moved in as our forever home, so it's been a tough decision to sell! As our family has expanded to now four children, we simply need more space. If there was a way to stay living here we would never leave! The area is lovely with the green just over the road, and all the neighbours we class as friends"





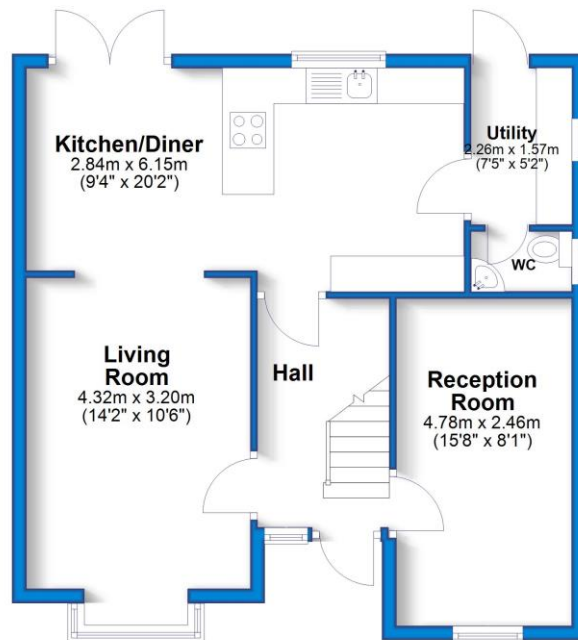
Floor Plan



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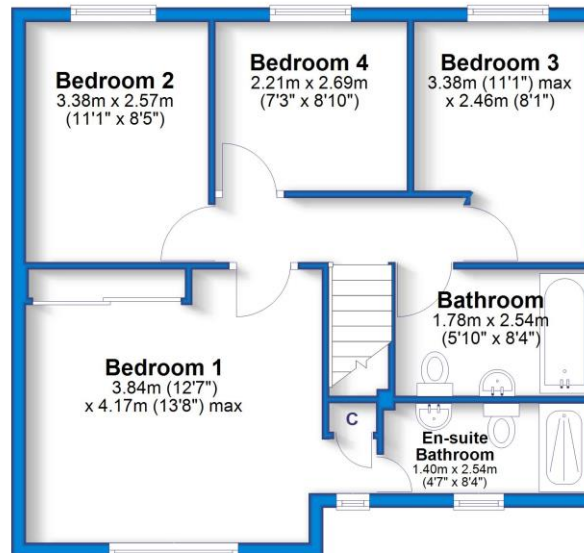
Ground Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 112.4 sq. metres (1209.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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:

- 4 BEDROOM DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- OPEN PLAN LIVING
- EN-SUITE TO BEDROOM 1
- OVERLOOKING A LOVELY GREEN SPACE



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 Etwall.



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

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

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

