



Eaton Close  
Hatton

Asking Price £240,000



# Eaton Close

## Hatton

Occupying a lovely quiet location, this three bed property would make a great family home and comes with plenty of versatile living space.

On entering the property the hallway houses the stairs to the first floor and leads to the downstairs WC, the lounge and a handy under stairs storage cupboard. The lounge is a great sized room with a feature fireplace and surround, access to the kitchen and patio doors to the large conservatory to the rear of the property that looks out over the garden. The kitchen looks out to the back of the property, has an integrated oven and hob and space for a large fridge freezer, dishwasher and washing machine. There is also space for a breakfast table and there is access out to the side of the house. The extra sitting room then leads off from the kitchen which is a great sized versatile room that could be used as a dining room, office or playroom. Upstairs the master bedroom is a fantastic size and benefits from fitted wardrobes.

The second bedroom is also a great size with fitted wardrobes and a beautiful view over the fields. The single bedroom also looks out over the back of the house. The family bathroom consists of a bath with shower over, a sink and a WC. There are also two built in storage cupboards. Outside to the front of the property there is driveway parking and a small area of lawn. The back garden is private and enclosed. There is a patio area, perfect for an outdoor seating area and the rest is mainly grass with mature borders. ***Why you will love this home- With plenty of space for the whole family and versatile downstairs space, this house is located in a quiet cul-de-sac in walking distance to the village amenities!***

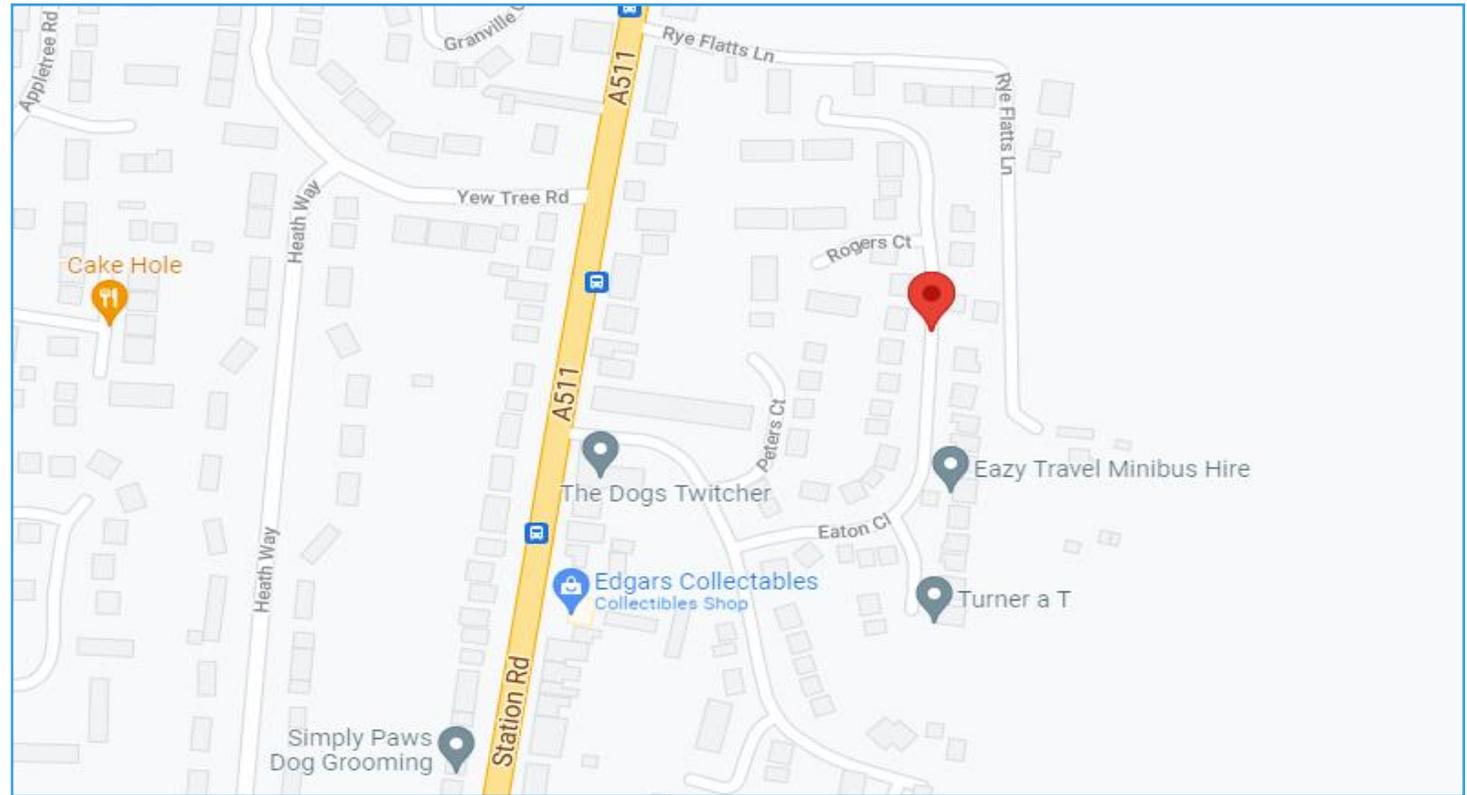


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Hatton is a great family village and has something for the whole family. The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall. Within the village there is a wide array of amenities 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.



## EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

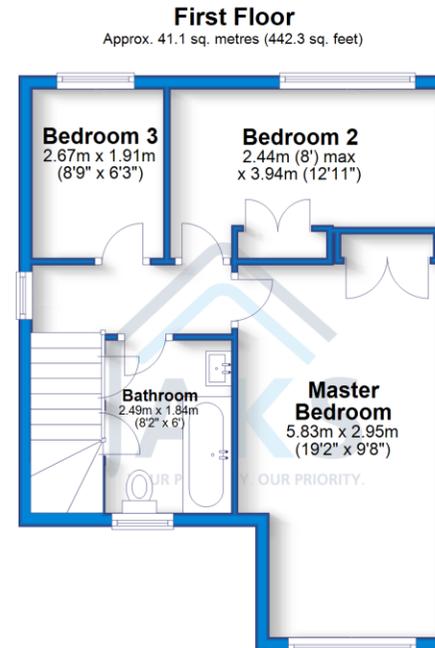
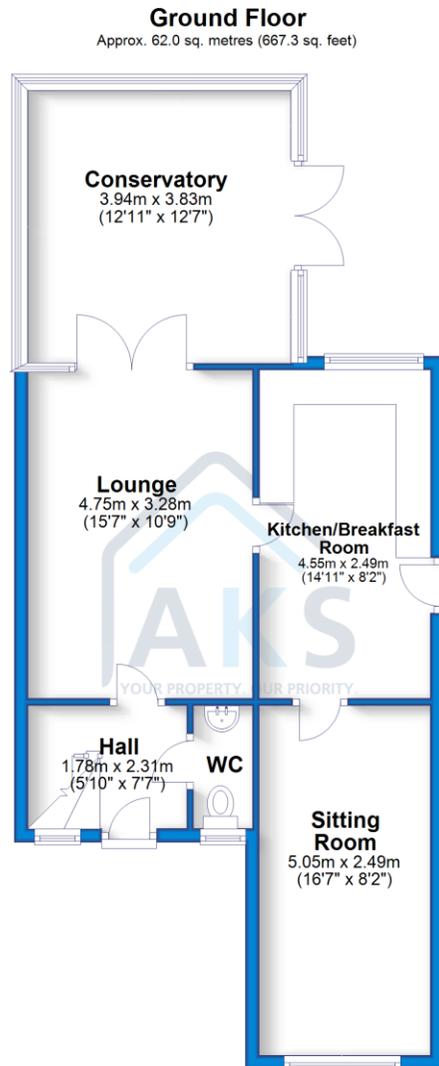


### Help for sellers

If you're thinking of selling, we'd love to help you.



# The Floor Plan



Total area: approx. 103.1 sq. metres (1109.6 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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  @aksresidential

 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.