

Church Mews, Hatton

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Offers in excess of
£190,000



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This property at a glance:



Watch the video



Church Mews, Hatton



Sam says:

"This home has such a cosy welcoming feel about it. There's a handy porch area as you walk in, perfect for taking off shoes and coats! The living room is spacious with light coming in from the bay window at the front, along with some handy under stairs storage. and it flows really nicely into a kitchen diner to the back of the house. The kitchen has plenty of cupboards and countertops as well as space for all of your appliances and a dining set. The doors that lead out from the kitchen to the garden are great, it would be nice to have those open in the summer to enjoy the outdoor space.

Upstairs, the bedrooms are a great size. The master spans the width of the house and there's so much room for wardrobes, as well as a separate cupboard space. The second bedroom is a good size too and there's also a nice family shower room! My favourite part of this home has got to be the position, tucked away in the cul de sac, with pathways through the middle of the houses with beautifully presented borders and shrubbery. The garden is an easy to maintain space, block paved and edged with flower beds. From the garden you have direct access to the garage as well as rear access. As well as the allocated parking behind the garage, there's plenty of parking nearby too!"

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Did you spot...

The low
maintenance,
private garden?



A message from the seller:

"Welcome to our home! We have loved living here for the past 3 years. We enjoy how quiet and peaceful it is in our little cul de sac. We find it especially helpful having so many brilliant amenities right on our doorstep as well as excellent commuter links via the A50 and the train station nearby. We hope the next lucky owner will enjoy all the benefits we have for many years to come!"

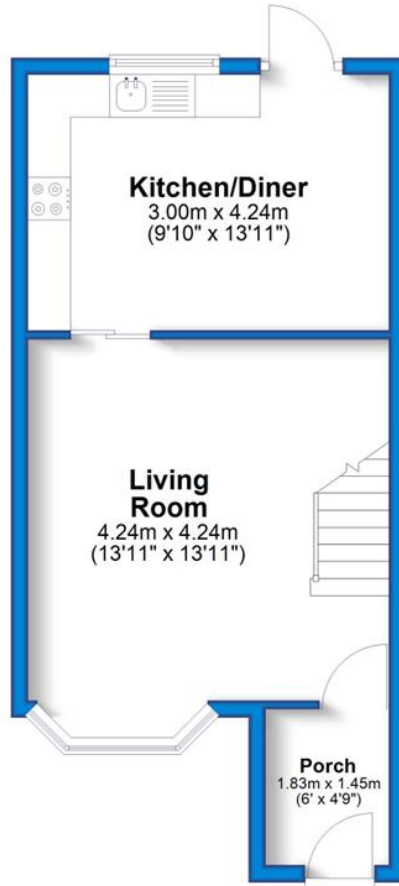
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Floor Plan

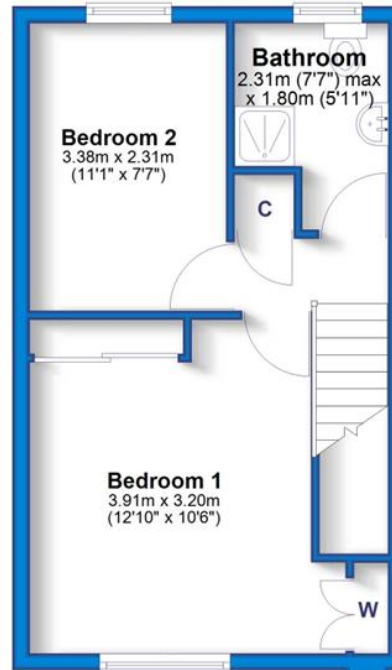
Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- EPC RATING C
- ALLOCATED PARKING & PLENTY OF NEARBY COMMUNAL PARKING
- CLOSE TO VILLAGE AMENITIES
- KITCHEN DINER TO THE REAR
- 2 BEDROOMS
- QUIET CUL-DE-SAC LOCATION CLOSE TO LOVELY WALKS



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 **Sam** call
01332 30 30 30

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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87