

Balmoral Way, Hatton

aksresidential.com

£315,000



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This property at a glance:



1



4



2



2



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Watch the video



Balmoral Way, Hatton



Sam says:

"What a beautiful family home! Located on a private driveway on the lovely Cherry Meadow estate in Hatton Village. This 3 story 4 bedroom house is still like brand new, with some really well chosen extras. As you enter the welcoming hallway, there is plenty of space to store your shoes! The kitchen diner is fitted with integrated appliances, creating a sleek modern aesthetic. With plenty of room for a dining table, this would make a great space for family mealtimes. The bright living room runs across the back of the house, with patio doors and a large window, this room is flooded with natural light, fitted with a built in TV unit and access to a handy storage unit under the stairs. There is also a WC downstairs, so great for when you have visitors over!

The middle floor has 3 generously sized bedrooms with 2 doubles and 1 single. The high quality built in furniture gives a great finish to the bedrooms.

Bedroom 2 and 3 have double wardrobes and bedroom 4 has a practical desk, located at the back of the home, this would make a great space to hide away and get some work done. The main bedroom is at the top of the house, with the continuation of the fitted wardrobes as well as the modern en-suite shower room with velux window making this a great self-contained area of the house.

The back garden has so much to offer, it's south facing, a great size, has a patio area as you step out of the double doors and side access onto the driveway! The tandem driveway could fit 3 cars, is fitted with an EV charger, as well as the addition of a single garage. This home is in a fantastic location, a short walk to the village, great transport links and John Port School catchment, this could make a fantastic family home!"

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Did you spot...

The stunning, south facing suntrap garden?



A message from the seller:

"Welcome to our beautiful home that we absolutely love! We love this house dearly with it being our first house together and have lived here for over 3 years. We are wanting to move due to change in location of occupation and finding a house more suitable for our needs right now.

We have really enjoyed living on Cherry Meadow Estate with the surrounding areas of Hatton, Hilton and Tutbury; there are beautiful country walks and riverside walks, nearby convenience stores, soft play areas and attractions like Tutbury Castle. We hope you love our home as much as we do!"

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Floor Plan

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Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Key Features:

- EPC RATING B
- 3 STOREY 4 BEDROOM HOME
- KITCHEN DINER
- MASTER SUITE TO THE TOP FLOOR
- WITHIN WALKING DISTANCE TO ALL VILLAGE AMENITIES
- STILL UNDER NHBC WARRANTY
- TANDEM DRIVEWAY PARKING



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. An added benefit is the park that has recently been opened on the estate!



Schools:

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



300+ 5 star Google Reviews



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



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