

£190,000



This property at a glance:



1



2



1



2



D



Watch the video



Eaton Close, Hatton



Jodie says:

"I think this would make the perfect first home, tucked away in a peaceful cul-de-sac in the heart of Hatton, this beautifully presented two-bedroom terraced home is full of charm and thoughtful touches.

At the front, you'll find handy tandem parking with EV charger, leading into a welcoming hallway and handy downstairs WC. The kitchen sits to the front of the home, with plenty of space for all of your essential appliances, I really love the statement navy blue kitchen units too! The spacious living and dining area stretches across the back of the home, the perfect space for entertaining or relaxing. Double doors open out to the garden, and there's even useful under-stairs storage to keep things neat and tidy.

Upstairs, there are two generous bedrooms. The main bedroom comes with excellent wardrobe space, while the second bedroom is ideal for guests, a child's room, or even a home office. The family bathroom has been stylishly modernised, complete with a gorgeous roll-top bath that adds a touch of luxury.

Outside, the garden is a fantastic space for socialising, playing, or simply unwinding. With side access and plenty of storage, it's practical as well as inviting. The electric car charger, hot/cold taps and outside plugs make the outside of this home really practical.

This home blends modern comfort with everyday convenience, making it a wonderful choice if you're looking to settle in this friendly village".



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Eaton Close, Hatton



Did you spot...

This lovely family home has a spacious main bedroom with a large built in wardrobe



A message from the seller:

"We have loved living in our first home for the past 11 years, and we will definitely be sad to leave this lovely peaceful location. We will especially miss our wonderful neighbours, our son is already making arrangements for them to visit our new home. Before having our son we loved how private the garden was considering the property is a terrace and since having our son we love the community feeling with all the children playing together outside. We hope the new owners will be as happy here as we have been".

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Floor Plan

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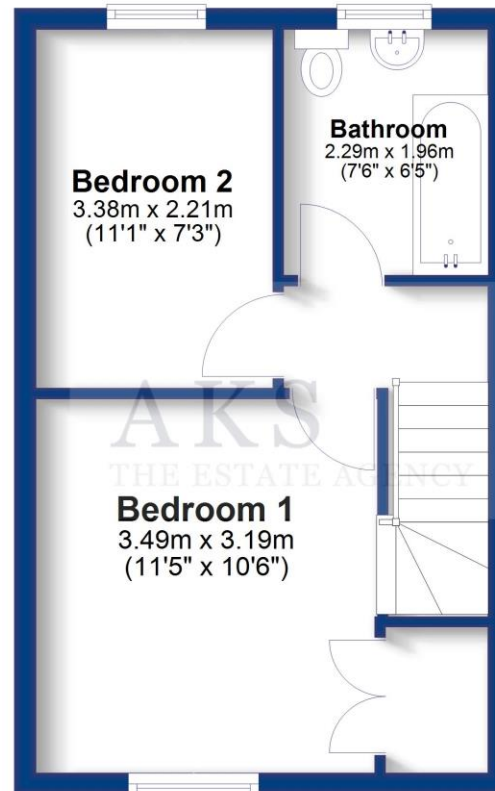
Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 58.7 sq. metres (632.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(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	

Eaton Close, Hatton

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300+ 5 star Google Reviews



Key Features:

- BEAUTIFULLY PRESENTED 2 BEDROOM TERRACED HOME
- SPACIOUS MAIN BEDROOM WITH LARGE BUILT IN WARDROBE
- MODERN BATHROOM WITH ROLL TOP BATH
- TANDEM PARKING WITH EV CHARGER
- CUL-DE-SAC LOCATION, CLOSE TO LOCAL AMENITIES
- 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 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



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