



Frogmore Lane
Hatton

Asking Price Of £195,000



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The well-presented 2-bedroom mid-terrace property that is being sold with no upward chain is a beautiful find in the heart of a sought-after neighbourhood. This home boasts a modern kitchen complete with integrated appliances, offering convenience and style to its occupants. The bright lounge diner is the perfect space for entertaining, with patio doors leading to the garden, flooding the room with natural light. A downstairs WC adds convenience for guests and residents alike.

Upstairs, you will find two spacious double bedrooms, offering ample space for relaxation and privacy. One of the bedrooms has been thoughtfully used as a dressing room, providing a touch of luxury to the property. The bathroom features an overhead electric shower, providing a refreshing and invigorating start to the day.

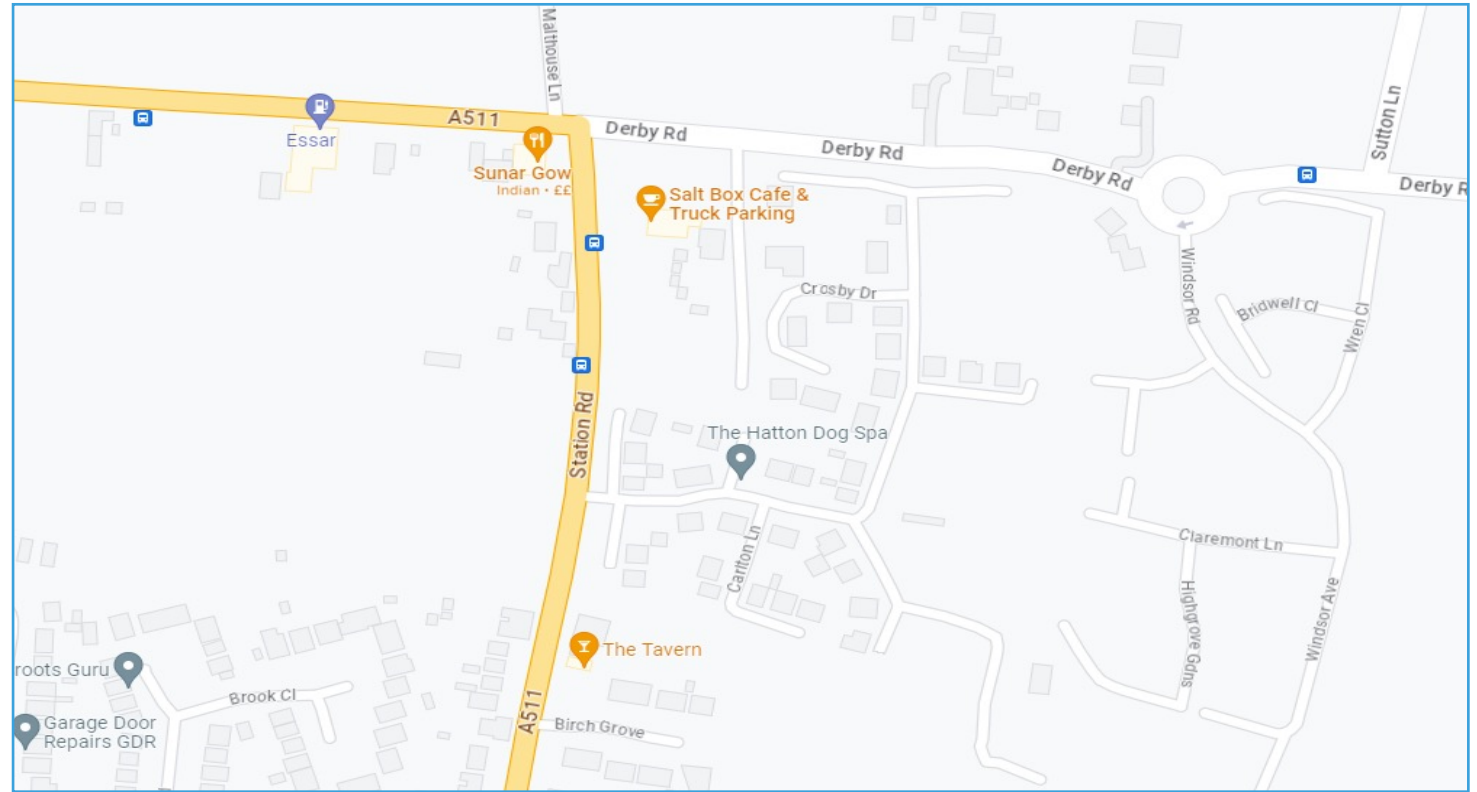
Overall, this property is a perfect choice for professionals, couples, or small families seeking a well-appointed and convenient home in a desirable location. Don't miss out on the opportunity to make this house your own and enjoy the comfort and tranquillity it has to offer. Contact us today to arrange a viewing and secure this exceptional property for your future.

Externally, this property offers a driveway capable of accommodating two cars, providing ease and convenience for residents and visitors. The back garden is designed for easy maintenance, allowing for leisurely enjoyment without the hassle of excessive upkeep. Additionally, a shed is ideal for storage purposes.

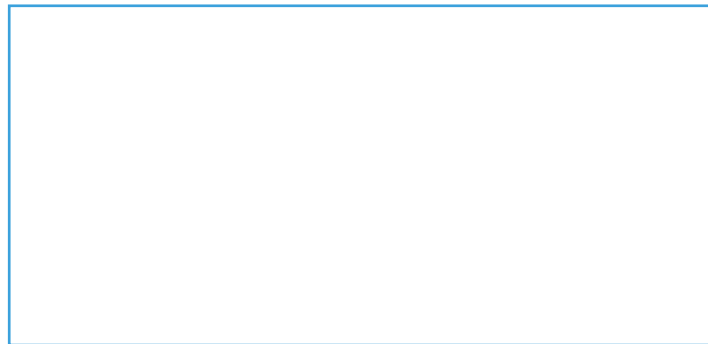


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Hatton is a great family village and has something for the whole family. The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall. Within the village there is a wide array of amenities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



Help for buyers

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



Help for sellers

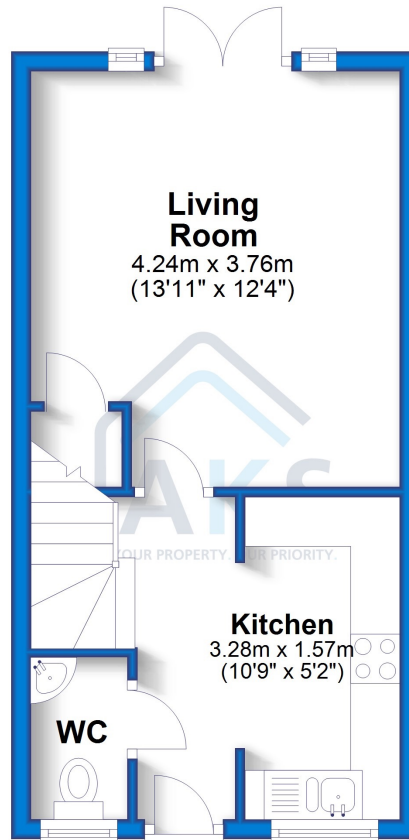
If you're thinking of selling, we'd love to help you.



The Floor Plan

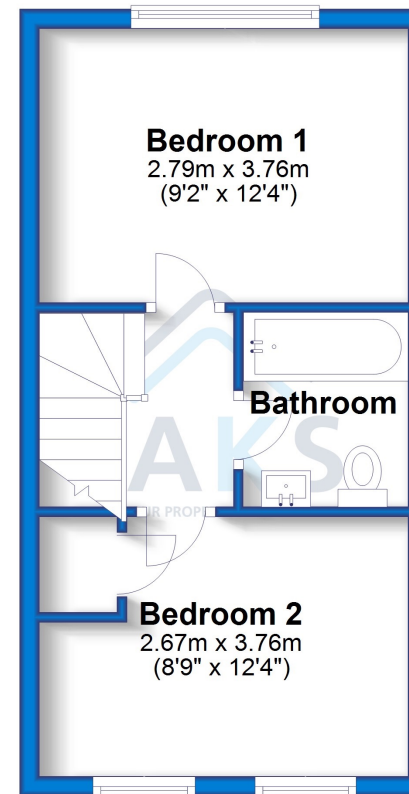
Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 sq. feet)

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

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 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.