

# Eaton Close, Hatton

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Asking Price of  
**£340,000**



This property at a glance:



Watch the video



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## Sam says:

*This really is a wonderful home, you can feel how much it has been loved as soon as you walk through the front door. The kitchen diner is a fantastic space which is so practical with the amount of cupboards, but is also such a great social space. The separate lounge is a lovely room but can also have the doors opened up to add to the open plan living set up. The conservatory is a great added bonus to the home overlooking the garden! Upstairs the bedrooms are all a great size but the real special part of this home for me is the entertainment room, this was originally the garage and can be easily converted back if a garage is more important however for me it has been done exceptionally well. Whether you are a couple, a family or really social people, this room can be used by everyone! As the sellers have mentioned, it appears to be a really safe, friendly area, perfect for families!"*



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## Did you spot...

The garage has been converted into a bar but can easily be converted back!



## A message from the seller:

*"We have lived here for 21 years and have absolutely loved every minute! We have brought up 2 children here and it has been perfect for family life. With the way it is positioned, being at the end of a cul-de-sac with a green to the front, we always felt it has always been really safe for the children. We have great neighbours and when all our children were small we had family gatherings on the green and had firework displays of our own. We are only moving now because our children are now grown up and have moved out so we are looking to downsize."*





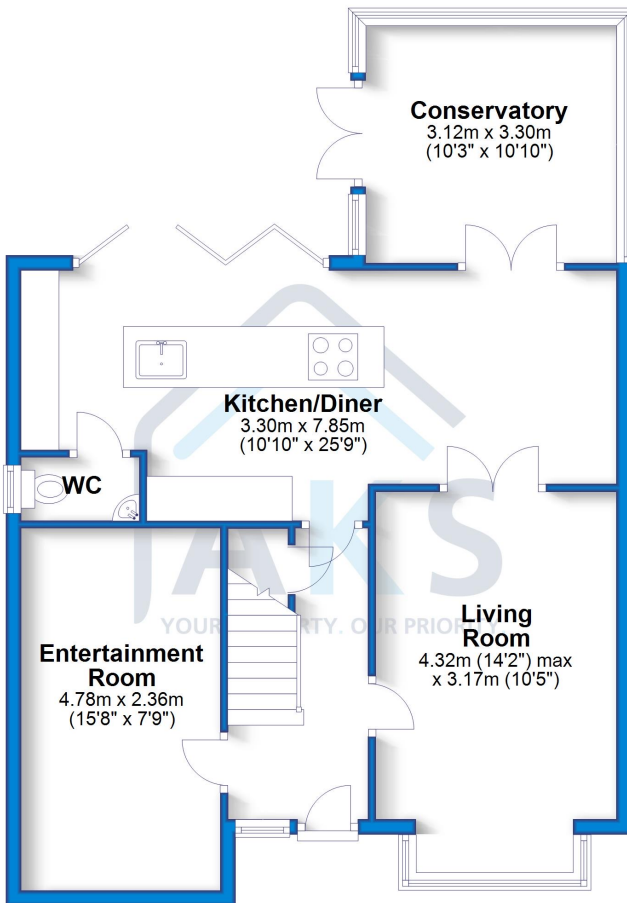
# Floor Plan



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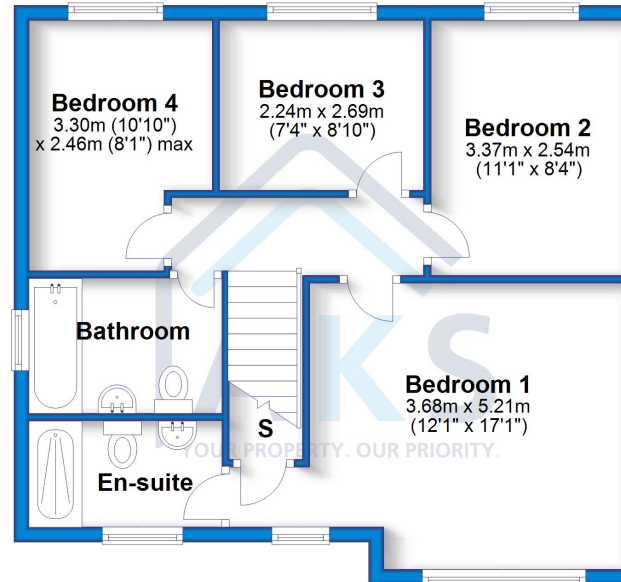
## Ground Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



# Energy Performance Certificate

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> | 74                      | 84        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

Total area: approx. 123.6 sq. metres (1330.8 sq. feet)



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## Key Features:

- LARGE KITCHEN DINING ROOM
- CONSERVATORY
- ENTERTAINMENT ROOM
- WELL PRESENTED THROUGHOUT
- BEAUTIFUL SUN TRAP GARDEN
- CUL-DE-SAC POSITION FACING A GREEN



## About the area:

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, and has the Hatton Train Station. There are playing fields within the village as well as being able to walk across the fields along the river Dove.



## Schools:

Hatton has one local primary school within the village and this feeds into John Port 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

