

Yew Tree Road, Hatton

Offers in excess of
£250,000



This property at a glance:



Watch the video



Yew Tree Road, Hatton



Sam says:

“This home is really lovely, has the most homely feel and has a fantastic garden! Yew Tree Road is a quiet area of Hatton and has a great community feel. The lounge at the back is a fantastic size with patio doors out onto the garden, this then leads into a dining room which also benefits from doors onto the garden. There is a door from the dining room into the integral garage which is really practical. The kitchen is a great space with lots of storage and plenty of work surfaces. There is also a downstairs WC. Upstairs there are two fantastic sized double bedrooms and one single bedroom. There is also a family bathroom. The garden is really special, the current owners have made it a beautiful space with three patio areas, a feature pond and its private. This will make a lovely family home!”



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Did you spot...

The lovely little
feature pond in
the garden?



A message from the seller:

"Hello. Moving to downsize for retirement we hope who ever buys the house will be as happy here as we have been. It's been a pleasure living on Yew Tree Road. The neighbourhood is very friendly and inclusive. Hatton has a lovely village like atmosphere yet is close enough to all major amenities. Great location with good walks along the riverbank and a public footpath to a sculpture park. A short walk over the bridge and you can enjoy Tutbury bars and cafes."

The Area:





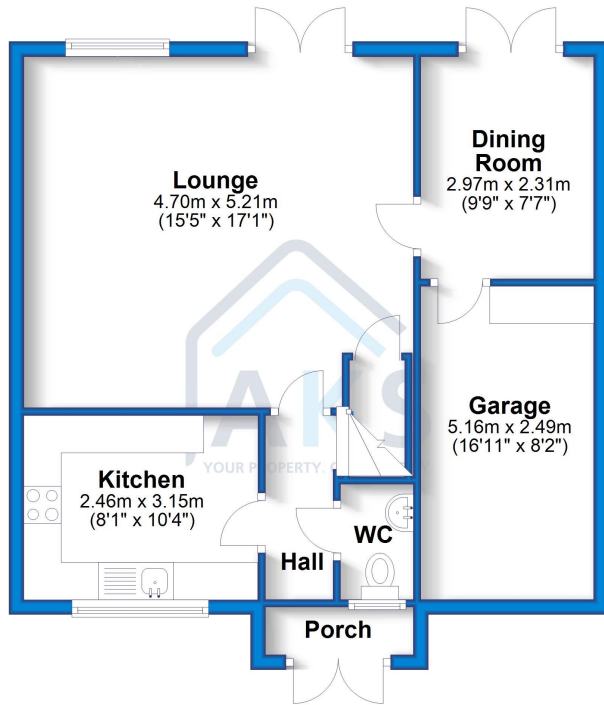
Floor Plan



aksresidential.com

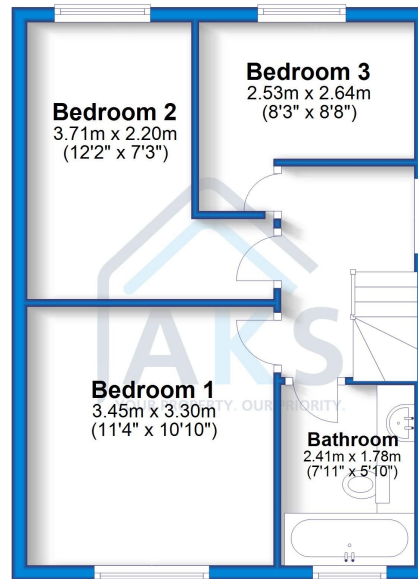
Ground Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 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



Key Features:

- INTEGRAL GARAGE
- BEAUTIFUL GARDEN
- EPC RATING D
- PORCH
- LARGE LOUNGE
- DRIVEWAY PARKING FOR TWO CARS



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 by bus and rail to Derby City Centre, Burton Town Centre and the local villages. For commuters, it's 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 a beautiful 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.