

Blossom Walk, Hatton

aksresidential.com

Offers in the region of
£165,000



This property at a glance:



1



2



2



1



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Watch the video



Blossom Walk, Hatton



Sam says:

"This is a lovely home situated on a quiet pathway with an allocated parking space. The hallway is handy for coats and shoes and leads through to the kitchen which has dual aspect windows. The lounge is a fantastic space and leads through to a conservatory on the back of the home giving more living space! Upstairs there are two great sized double bedrooms, bedroom one benefits from a shower. The bathroom has been re-fitted recently giving it a modern feel. Outside there is a courtyard garden with plenty of space for dining furniture. This really will make a wonderful home for a first time buyer or a great buy for an investor!"



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Did you spot...

How the home is situated on a quiet pathway under an arch?



A message from the seller:

"Hello there, I'm sad to be leaving Hatton as I've lived here all my life. Hatton is a lovely little Village with plenty of amenities and brilliant road links. Over the bridge you have lovely bars and cafes in Tutbury. I will miss the walks along the river and looking over the countryside. I hope whoever moves into this property loves it as much as I do."





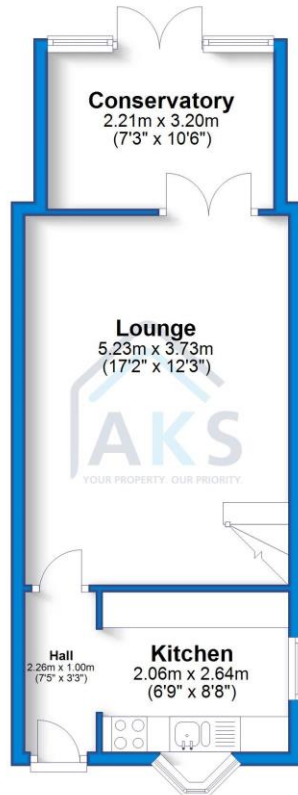
Floor Plan



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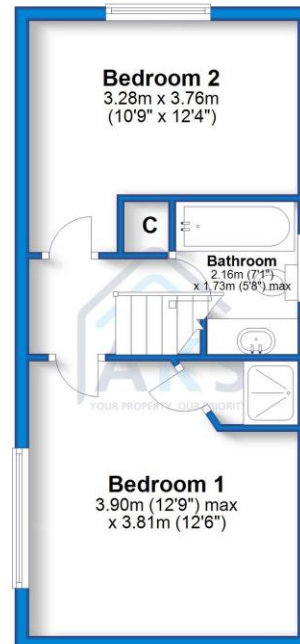
Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)

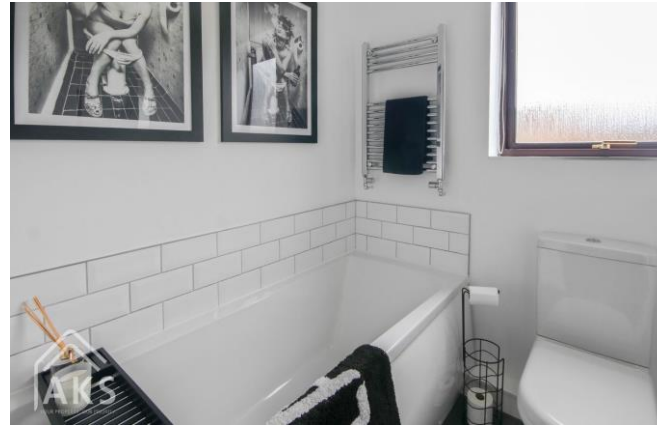


Total area: approx. 67.9 sq. metres (730.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Key Features:

- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- SITUATED OFF ROAD ON A LOVELY PATHWAY
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- EPC RATING D
- NO UPWARD CHAIN



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.



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

