

Eaton Close, Hatton

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Offers in excess of
£180,000



This property at a glance:



1



2



1



2



C



Watch the video



Eaton Close, Hatton



Sam says:

"This really is a lovely home in a really quiet cul-de-sac, its position is great too as there are trees behind the back garden and nothing directly in front either. The lounge is a great size and flows nicely through to the kitchen diner to the back of the home. The patio doors onto the garden is a great feature and floods the room with natural light. There is also a guest WC downstairs. Upstairs bedroom one is a great size with fitted sliding wardrobes and there is a further great sized bedroom currently being used as an office. The bathroom has recently been re-done giving it a modern feel. The garden is a lovely private space with a patio area having room for outdoor seating, an area of grass and also plenty of space for a shed. This makes the perfect first time buyers home"



Eaton Close, Hatton



Did you spot...

The parking space for two vehicles?



A message from the seller:

"Welcome to our house! We have lived here for almost 3 years and it was our first home together. We have created so many memories in our house and now we want someone else to start making their memories here. There are local pubs, shops and lovely walks and it's all in close proximity. Lovely neighbourhood and quiet area. We are sure you will love it here and enjoy making this house a home."





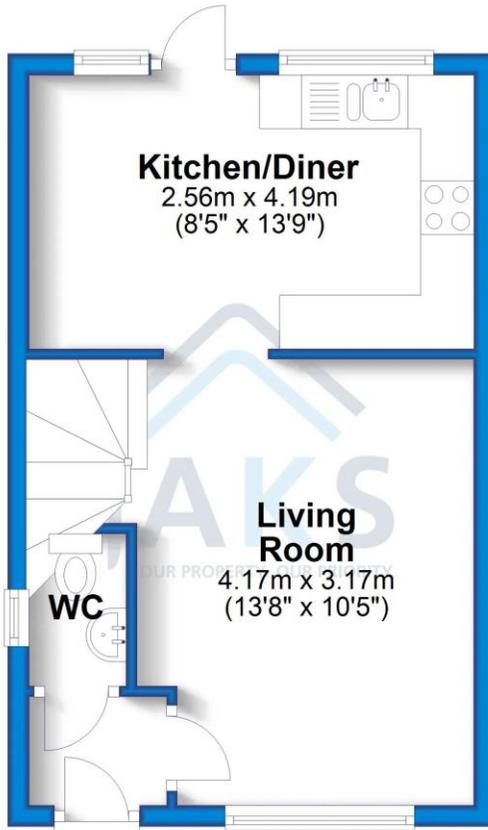
Floor Plan



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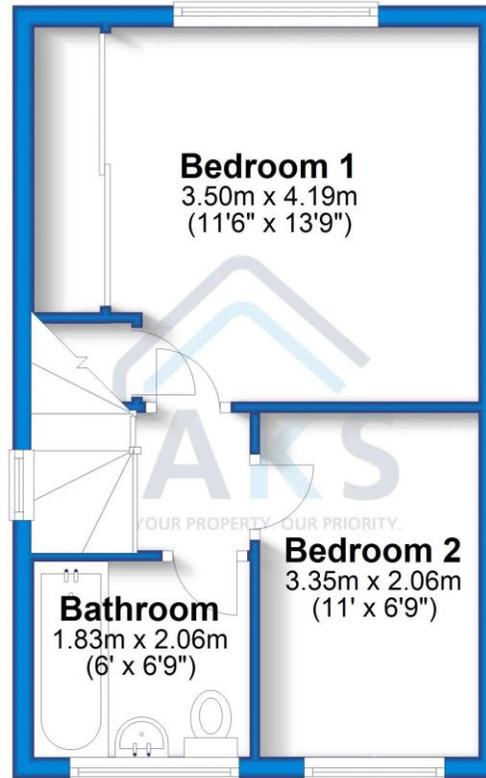
Ground Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- PARKING FOR TWO VEHICLES
- IDEAL FOR A FIRST TIME BUYER
- KITCHEN DINER WITH DOORS OUT ONTO THE GARDEN
- QUIET CUL-DE-SAC LOCATION
- GREAT LOCATION FOR ACCESS TO A50
- 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 **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

