

# Eaton Close, Hatton

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Offers in excess of  
£180,000



This property at a glance:



1



2



1



2



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## Mikaela says:

“This home has such a comfy welcoming feel about it. There’s a handy porch area as you walk in along with the added bonus of a downstairs toilet. The living room is spacious with lots of light coming in from the big front window and it flows really nicely into a kitchen diner to the back of the house. The kitchen is recently fitted and has a really modern feel to it, there’s plenty of space in there for a dining set and appliances. The doors that lead out from the kitchen to the garden are just great, I can imagine it would be so nice to have those open in the summer enjoy the view out into a great landscaped garden space. Upstairs, the bedrooms are a great size. The master spans the width of the house and there’s so much room for wardrobes, as well as a separate cupboard space. The second bedroom is a good size space and there’s also a nice family bathroom! My favourite part of this home has got to be the position, tucked away in the cul de sac, space in front so it doesn’t feel overlooked and side by side parking.”



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## Did you spot...

This property has  
2 side by side  
parking spaces



## A message from the seller:

"Welcome to our home! It's bittersweet to be selling, as we've truly loved living here for the past four years. Before our son was born, we appreciated having everything so close by. Now, with a growing family and plans to expand, we're looking for a bit more space. The nearby green areas & play parks have been perfect for family outings & walks with the dog. We can only hope our next home is as peaceful & family-friendly as this one. We've also been lucky to have such wonderful neighbours & we're confident you'll love living here as much as we have."





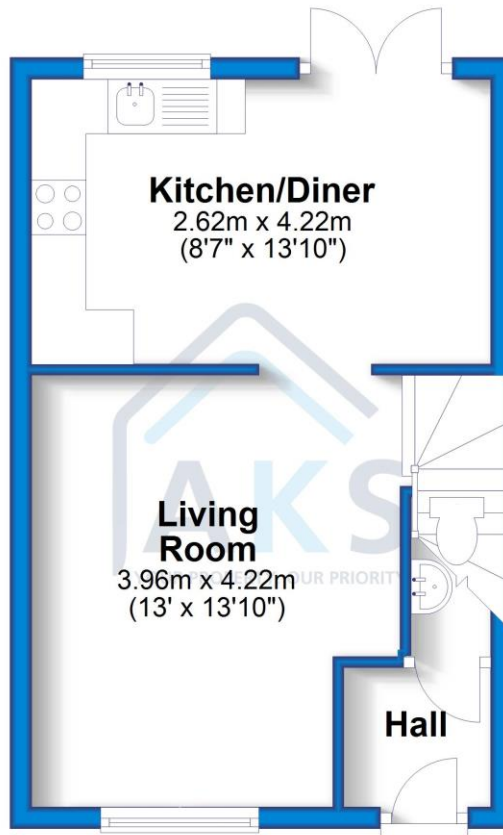
# Floor Plan



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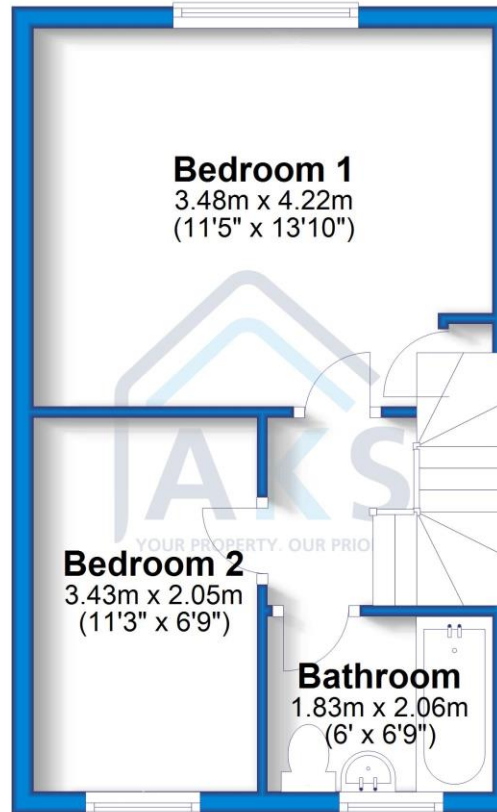
## Ground Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



## Energy Performance Certificate

Total area: approx. 58.4 sq. metres (628.4 sq. feet)



200+ 5 star Google Reviews



## Key Features:

- CUL DE SAC LOCATION
- SIDE BY SIDE PARKING
- KITCHEN DINER
- GUEST WC
- EPC TBC



## 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 **Mikaela** call **01332 30 30 30**

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

