

Scropton Road, Hatton

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£230,000



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This property at a glance:



Watch the video



Scropton Road, Hatton



Mikaela says:

“Nestled in the popular village of Hatton, this well-designed home offers generous living space both inside and out. I feel the layout has been thoughtfully planned out, with the staircase going up from the lounge and a guest WC neatly tucked underneath it, maximising the footprint and creating a surprisingly spacious living room perfect for relaxing or entertaining.

At the back of the home, the modern kitchen-diner provides plenty of room for free-standing appliances and there's even a dishwasher! Patio doors open directly onto the versatile and spacious garden, offering multiple areas for sheds, outdoor furniture, or simply enjoying the outdoors.

Upstairs, you'll find two double bedrooms and one single bedroom, making it an ideal home for families or those needing an additional study or guest room. The main bedroom has an en-suite too, while the family bathroom is notably generous in size, offering great practicality for a larger household!

With its thoughtful layout and sought-after village setting, I think this property is a fantastic opportunity for anyone looking to enjoy modern living in a friendly Derbyshire community!”



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Did you spot...

This lovely home has built in wardrobes and an en-suite



A message from the seller:

“We’ve absolutely loved living here, but we’ve simply outgrown the house. The area and community are wonderful — friendly neighbours, a real sense of togetherness, and everything we need close by. The park and field just across the road have been perfect for walks and playtime, and the school is only a two-minute walk through the park, which has been incredibly convenient for us. It’s been a fantastic place to call home.”

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Floor Plan

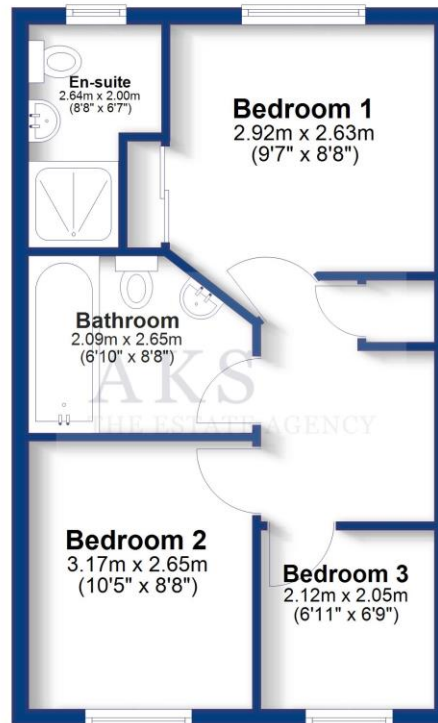
Ground Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE
- CLOSE TO VILLAGE AMENITIES AND GREAT TRANSPORT LINKS
- EPC RATING B
- SPACIOUS MAIN BEDROOM WITH BUILT IN WARDROBE AND EN-SUITE
- KITCHEN DINER TO THE REAR
- VERSATILE BACK GARDEN



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



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