

Field Avenue, Hatton

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Offers in excess of
£240,000



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This property at a glance:



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Watch the video



Field Avenue, Hatton



Jodie says:

“This is one of those homes that quietly gives you more than you expect. Right from the front, there’s a large garden and a big driveway, something that’s getting harder and harder to find these days. Older properties like this often come with a bit more breathing space, and this one definitely delivers.

Step inside and you’re welcomed by a hallway with a surprisingly generous downstairs cupboard (you’ll wonder how you ever lived without it!). The living room/diner is a really bright, inviting space that runs from front to back, with a lovely brick-built chimney that adds real character. Double doors open straight out to the garden, making it a great spot for everyday living as well as hosting friends.

Then there’s the kitchen, and it’s a bit of a wow moment as you turn the corner. It’s country style but still feels fresh and modern, with shaker cupboards, a double oven and subtle plinth lighting that really finishes it off.

Upstairs, there are three bedrooms that are all comfortable, usable spaces with room for the essentials. They’re easy to imagine putting your own stamp on. The family bathroom is modern and stylish, finished with grey floor-to-ceiling tiles and a P-shaped bath that gives you that extra bit of space for showering.

Outside, the garden has been really thoughtfully laid out. A wall neatly separates the patio from the lawn, perfect for keeping kids and dogs safely contained. There’s also an attractive raised area with artificial flooring, currently home to a hot tub, which makes it feel like a little retreat of its own.

All of this sits in a popular, family-friendly village, close to scenic walks and handy local amenities. A great balance of countryside feel with everyday convenience.”

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Did you spot...

This great family home
has driveway parking
for 3 cars



A message from the seller:

"We moved in to this house 16 years ago, never intended on moving so renovated it in 2020 to a high spec. We now need more space as the daughter is expecting otherwise we wouldn't be selling, The house comes with a hot tub"

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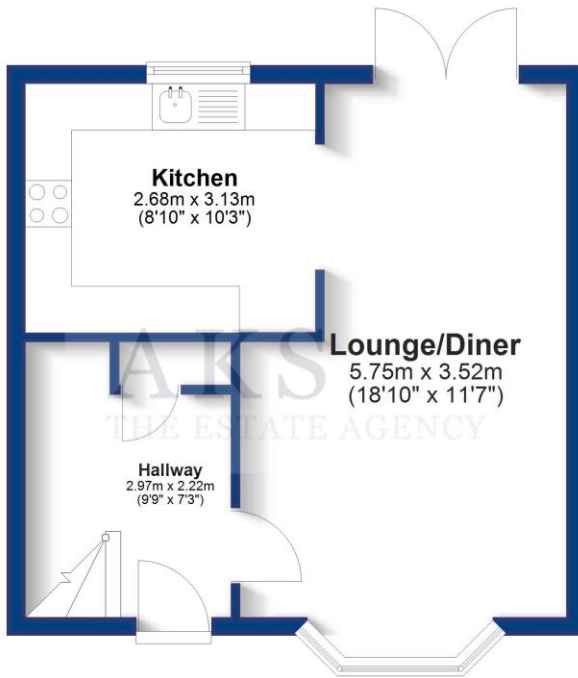


Floor Plan

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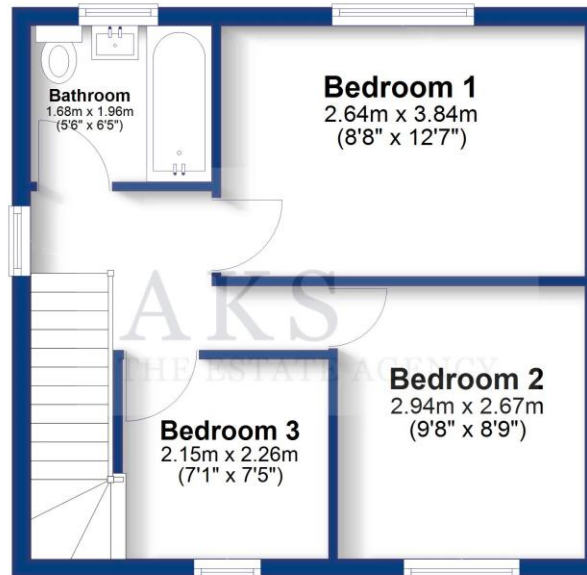
Ground Floor

Approx. 33.8 sq. metres (364.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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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300+ 5 star Google Reviews



Key Features:

- EPC RATING C
- IMPRESSIVELY LARGE PLOT
- FRONT TO BACK LIVING ROOM DINER
- 3 BEDROOM SEMI DETACHED HOME
- POPLAR VILLAGE LOCATION
- LARGE DRIVEWAY



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:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call
01332 30 30 30

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

