

Offers in excess of
£270,000



This property at a glance:



2



2



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Watch the video



The Hayes, Hatton



Sam says:

"This is a lovely bungalow in a great location! What I especially love about this home is the large lounge and the added conservatory. The lounge is a fantastic size with a bay window allowing in lots of light. There is plenty of space for a family dining area or an office workspace for those who work from home. The breakfast kitchen is a great room with plenty of storage and room for a breakfast table. The bedrooms are a good size, and it has a modern bathroom. The conservatory runs along the back of the bungalow, giving an extra sitting room overlooking the well tended garden with mature shrubs. It will make a really lovely home."

The Hayes, Hatton



Did you spot...

This beautiful bungalow is located within a quiet cul de sac



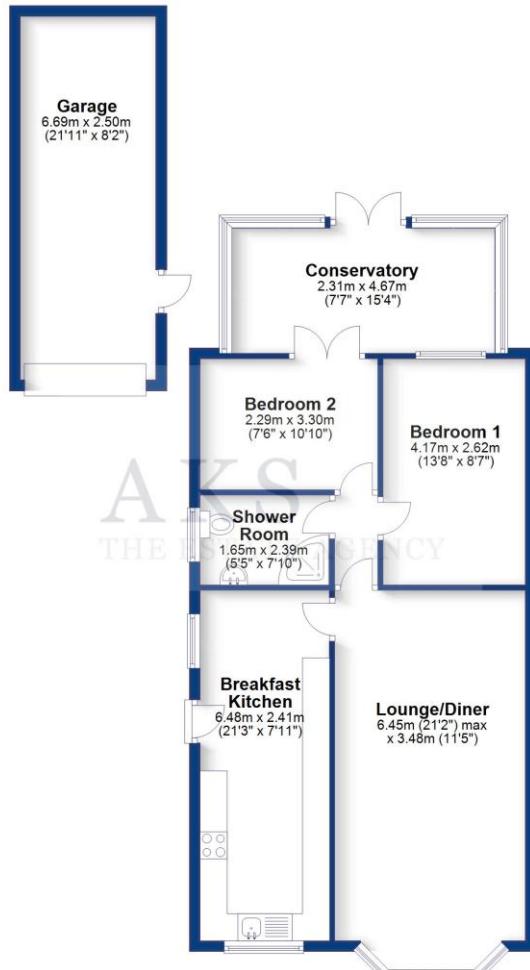
A message from the seller:

"This is a beautiful bungalow in a quiet area and has been much loved and cared for over the years. It's a short walking distance to many amenities like pubs, shops, supermarkets, the pharmacy, the railway station, Hatton Primary school and bus routes. It is a three minute drive or 20 minute walk to the lovely riverside park. The property has been in the family for over 20 years. We have always loved this bungalow and are very sad to let it go."

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Floor Plan

Ground Floor
Approx. 92.3 sq. metres (993.6 sq. feet)



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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Hayes, Hatton

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Key Features:

- SUPERB BUNGALOW IN CUL DE SAC LOCATION
- BREAKFAST KITCHEN WITH APPLIANCES INCLUDING DISHWASHER
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE & BAY WINDOW
- SPACIOUS MASTER BEDROOM
- SECOND DOUBLE BEDROOM/STUDY LEADING TO REAR CONSERVATORY
- SHOWER ROOM WITH CORNER SHOWER, WC & WASHBASIN
- ENCLOSED PRIVATE REAR GARDEN WITH PATIO & LAWN
- DRIVEWAY AND GARAGE PARKING



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.



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



Schools:

The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall.

