

Station Road, Hatton

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Offers in excess of
£180,000



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This property at a glance:



Watch the video



TORC6

Station Road, Hatton



Jodie says:

“Welcome to this beautifully renovated mid-terrace home, ideally placed in the popular area of Hatton with fantastic transport links and great local amenities on your doorstep.

From the moment you walk in, you're welcomed by a bright and spacious open-plan living and dining area, perfect for relaxing evenings. I feel the layout has been thoughtfully planned out, with the staircase going up from the living room. The living room then flows effortlessly into a sleek, modern kitchen, thoughtfully designed with both style and practicality in mind.

The ground floor also features a newly fitted spacious bathroom, finished to a high standard.

Upstairs, you'll find two double bedrooms. The main bedroom has been enhanced with its own added toilet and wash basin, creating a private and practical retreat.

To the rear, the property truly shines. A fantastic garden room provides a versatile extra space, ideal as a home office, gym, or cosy escape. Beyond this, the long rear garden offers an amazing outdoor area, perfect for summer gatherings, gardening, or simply unwinding in your own private haven.

With the added benefit of off-road parking for one car, this home combines comfort, convenience in a desirable location. This is more than just a house, it's a place to truly feel at home.”

Station Road, Hatton



Did you spot...

This great family home
has offroad parking



A message from the seller:

"Welcome to this lovely home. This house has been a happy family home for many years seeing children grow up and making many happy memories. With its ideal location it has been at the heart the local community and enjoys the fact that the neighbours in and around Station Road have always looked out for each other. Its time for someone else to enjoy it now and we wish you well."

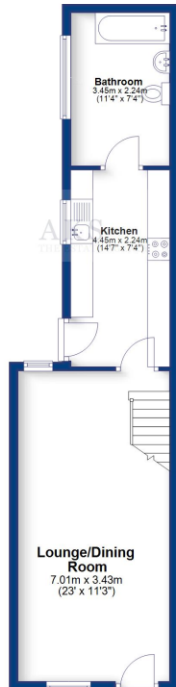
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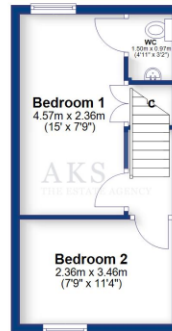
Floor Plan

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Ground Floor
Approx. 51.2 sq. metres (550.0 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.9 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- IMPRESSIVE GARDEN SPACE
- OPEN PLAN LIVING DINING AREA
- FULLY RENOVATED
- ADDITIONAL VERSATILE GARDEN ROOM
- CLOSE TO VILLAGE AMENITIES AND GREAT TRANSPORT LINKS
- EPC RATING D



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 **Jodie** call
01332 30 30 30

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

