

The Hayes, Hatton

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Offers in excess of
£290,000



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This property at a glance:



1



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The Hayes, Hatton



Mikaela says:

“Tucked away on a quiet cul-de-sac and within walking distance of Hatton’s shops, schools and parks, the location is one of the first things we love about this home. It’s peaceful and tucked away, but you’re never far from everything you need.

The property immediately feels bright and welcoming, with the modern kitchen providing a fantastic first impression. There’s plenty of cupboard space, a double oven, induction hob and, importantly, room for a table and chairs. We love this space because it’s not just somewhere to cook, it’s somewhere you can actually sit, chat and start the day.

From here, you flow through into a really generous living room, with a lovely big bay window bringing in plenty of natural light. There’s loads of flexibility here too, whether you want a large lounge, a combined living and dining space, or simply somewhere with plenty of room to make your own.

The hallway leads to a sleek, contemporary shower room finished in stylish grey, followed by two good-sized bedrooms. The main bedroom benefits from an excellent amount of fitted wardrobe space, making keeping everything organised that little bit easier.

Our favourite feature has to be the conservatory. Accessed directly from the second bedroom, it’s far more than an afterthought and genuinely feels like an extension of the home. It’s a lovely, versatile space overlooking the garden — perfect as a second sitting room, home office, reading space or somewhere to simply enjoy the view.

Outside, the garden continues that modern, low-maintenance feel, with stylish wood panelling and artificial lawn creating a really usable space. There’s also access to the garage, while the tandem driveway provides plenty of off-road parking.

For us, this is a home that just works. The layout flows beautifully, the spaces are generous without feeling overwhelming, and there’s a lovely balance between modern style and practical everyday living.

If you’re looking for a bungalow that’s ready to move into, easy to maintain and in a brilliant Hatton location, we think this one is well worth a look.”



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Did you spot...

This fantastic home is
available with no
upward chain



A message from the seller:

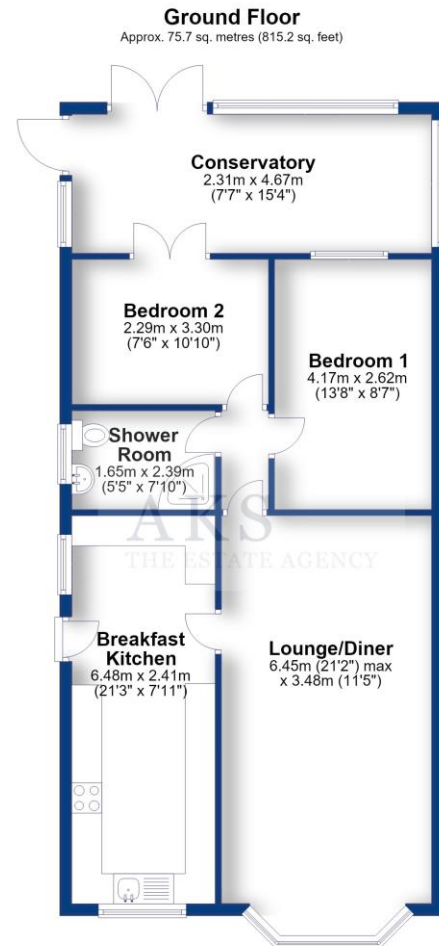
"As a family we chose No10 as the ideal home for our Mum when she took the big decision to move closer to us. We renovated the bungalow from top to bottom, inside and out, before she moved in, and it has been a light, cosy and happy home. We love the all year round garden room and thoughtfully designed, easy to maintain gardens. The cul-de-sac is peaceful, and neighbours very friendly. It's very handy for popping to the shops, as well as visits by the fish & chips van and occasional ice cream van! Sadly Mum is no longer with us, and it's time to let someone else enjoy no10"

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Floor Plan

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Total area: approx. 75.7 sq. metres (815.2 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Hayes, Hatton

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300+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- WELL PRESENTED 2 BEDROOM BUNGALOW
- SPACIOUS LOUNGE/DINER
- QUIET CUL DE SAC LOCATION
- SINGLE GARAGE AND TANDEM DRIVEWAY PARKING
- ALL YEAR ROUND CONSERVATORY WITH UNDERFLOOR HEATING
- EPC 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 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.



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

