

£240,000



2



3



1



4



C



Station Road, Hatton



Jodie says:

“Welcome to this charming three-bedroom detached home, tucked away in a sought-after village location with excellent transport links, making it an ideal choice for commuters and families alike.

From the moment you step inside, you'll appreciate the sense of space and the flexibility this home has to offer. The generous lounge provides a comfortable place to unwind and flows effortlessly into the dining room, creating a wonderful space for everyday family life and entertaining. One of my favourite features is the conservatory at the rear of the dining room. Overlooking the garden, it's a lovely spot to enjoy your morning coffee, curl up with a good book, or simply take in the changing seasons.

The kitchen is well-proportioned and offers plenty of potential for someone looking to create their ideal cooking and social space.

Upstairs, you'll find three well-sized bedrooms, all filled with natural light and offering ample space for storage, along with a family bathroom that presents an exciting opportunity to modernise and make your own. Throughout the property, there's a real sense of potential, allowing the next owner to add their own style and create a home that truly reflects them.

Outside, the property continues to impress with a large driveway providing parking for several vehicles and a single garage. Tucked away behind the garage is a detached studio, offering a fantastic and versatile space that could be used as a home office, creative studio, gym, or hobby room, depending on your lifestyle. Beyond this, the private and generously sized rear garden provides a wonderful setting to enjoy throughout the seasons, whether you're entertaining family and friends, watching children play, or simply relaxing in peaceful surroundings.

This is a home that has been well loved and is ready for its next chapter. Whether you're upsizing, relocating, or searching for a property with space to grow into, it offers the perfect balance of village charm, practicality, and exciting potential”.

AKS
THE ESTATE AGENCY
aksresidential.com

Station Road, Hatton



Did you spot...

This fantastic family home has a large driveway and a single garage



A message from the seller:

AKS
THE ESTATE AGENCY



Floor Plan

Ground Floor

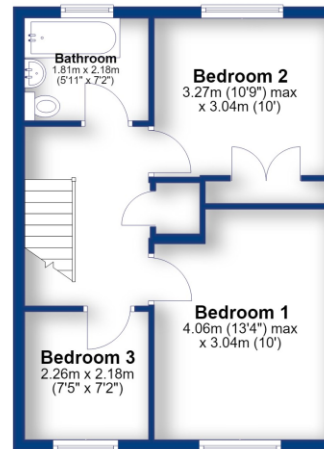
Approx. 74.7 sq. metres (803.9 sq. feet)



Total area: approx. 114.2 sq. metres (1229.5 sq. feet)

First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Station Road, Hatton

Presented by

AKS
THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- THREE BEDROOM DETACHED HOUSE
- VILLAGE LOCATION WITH GREAT TRANSPORT LINKS
- SPACIOUS AND VERSATILE LIVING SPACE
- GENEROUS GARDEN
- LARGE DRIVEWAY AND SINGLE GARAGE WITH REAR STUDIO
- FULL OF POTENTIAL
- EPC RATING C



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](#)



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87