

Balmoral Way, Hatton

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Offers in excess of
£230,000



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This property at a glance:



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Balmoral Way, Hatton



Mikaela says:

“Located on the popular Ashberry development in Hatton, this three-bedroom semi-detached home is around five years old and offers a layout that I think works really well for modern family life.

One of the things I particularly like about this home is how practical it feels from the moment you walk through the door. The entrance hall gives you somewhere to kick off muddy shoes and hang coats rather than walking straight into the main living space, and there's also a downstairs WC which is always handy when you have visitors round or a busy family household.

The living room sits at the front of the property and feels like a lovely place to relax at the end of the day. The current owners have created a really cosy atmosphere, but it's also easy to see how the room could be adapted to suit a variety of styles and layouts. To the rear, you'll find what is likely to become the heart of the home. The kitchen diner is a great social space, whether that's family breakfasts before school, catching up over dinner or entertaining friends at the weekend. I really like the layout of the kitchen stretching the back of the house, while the dining area is large enough for a good-sized table without feeling cramped. Doors opening straight out onto the garden make the room feel even more connected to the outside during the warmer months.

Upstairs, there are two double bedrooms and a third single bedroom which offers plenty of flexibility. Whether you need a nursery, home office, dressing room or occasional guest room, it's a space that can easily adapt as your needs change.

The main bedroom is probably my favourite upstairs room. It's a generous size, there's plenty of space for wardrobes, and having an en-suite always adds that little bit of extra convenience to day-to-day life.

Outside, the garden is mainly laid to lawn with a patio area already in place. What I like here is that it's not overly landscaped, so there's plenty of scope for someone to put their own stamp on it and create the sort of outdoor space that suits their lifestyle. There's also a shed, which is useful for additional storage.”

Parking is provided by a tandem driveway with space for two vehicles, something that's becoming increasingly important for many buyers.

Location-wise, this is a spot that offers the best of both worlds. You're within walking distance of village amenities and the train station, making everyday life and commuting that little bit easier, but you're also close to some lovely countryside walks when you want to get outside and enjoy a bit of fresh air.

Overall, I think this would make a fantastic first family home, offering modern accommodation, practical living space and a location that's easy to see yourself enjoying for years to come.

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Balmoral Way, Hatton



Did you spot...

This fantastic family home has 5 years NHBC warranty remaining



A message from the seller:

"Moving here five years ago was a huge milestone for us as a young couple buying our very first home and taking our first step onto the property ladder. We have made so many wonderful memories here, which makes the decision to move a bittersweet one. Over the years, we've loved living in this area. There are plenty of beautiful walks right on the doorstep, and the local community has always felt welcoming and friendly. It's been the perfect place for us to call home. Since welcoming our baby into the family, our needs have changed a little, and we're now looking for somewhere with a bit more space and closer to family. While we're excited for our next chapter, we will genuinely miss living here and all that the area has to offer."

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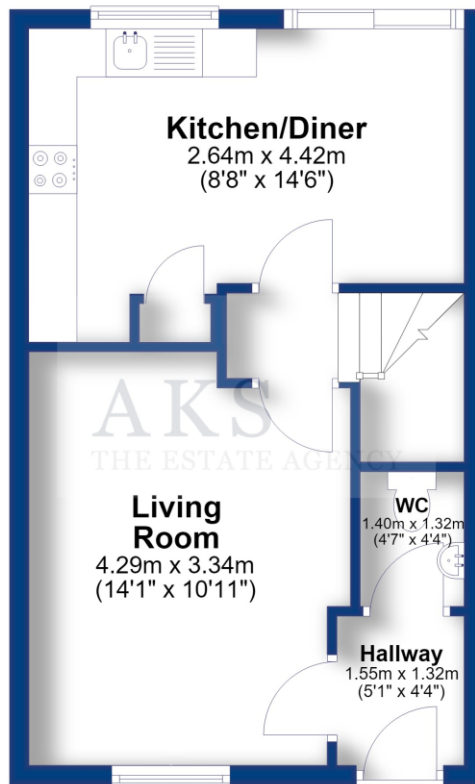


Floor Plan

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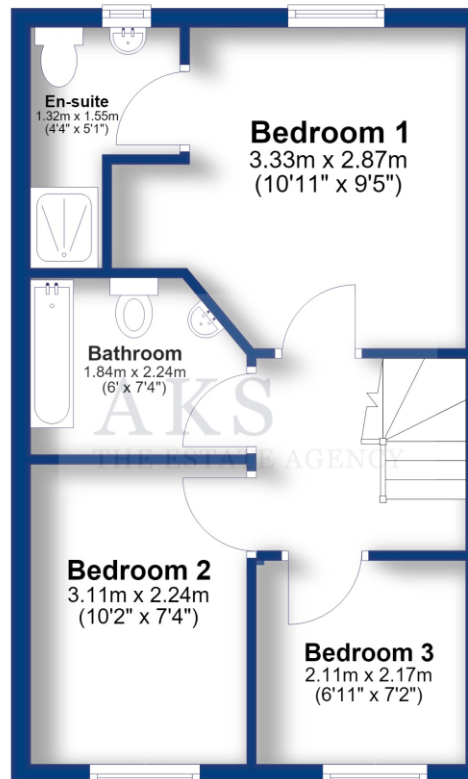
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)
(excluding WC)



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)
(excluding Bedroom 3)



Total area: approx. 61.9 sq. metres (666.2 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(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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Key Features:

- MODERN THREE BEDROOM SEMI-DETACHED HOME
- TANDEM DRIVEWAY PARKING FOR 2 VEHICLES
- 5 YEARS NHBC WARRANTY REMAINING
- GREAT VILLAGE LOCATION
- MAIN BEDROOM WITH EN-SUITE
- EPC RATING B



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. An added benefit is the park that has recently been opened on the estate!



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



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