Station Road, Hatton

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Offers in excess of
£425,000



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This property at a glance:

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Station Road, Hatton











Mikaela says:

"Situated right in the heart of Hatton, with local shops, schools and everyday amenities literally on the doorstep, this impressive home has so much more to offer than you might expect, with generous living space and a layout that's been thoughtfully designed.

Step inside and you're welcomed by a stylish entrance hallway with contemporary floor tiles, leading through to a bright and spacious living room at the front of the property. Head towards the rear and you'll find a fantastic kitchen diner, featuring a beautiful country-style kitchen with plenty of cupboard and worktop space, room for an American-style fridge freezer and space for a large family dining table. There's even room for a separate snug area, creating a second place to relax, unwind or spend time together. I really like how this gives you the option of having one space for family meals and another for putting your feet up at the end of the day. Large windows flood the space with natural light, making it feel bright and welcoming, while a convenient downstairs WC completes the ground floor.

Upstairs, the first floor offers three generous double bedrooms, and what makes this home particularly special is that every bedroom has its own en-suite. I think this is such a great feature, especially for families with older children or anyone who regularly has guests staying, as everyone gets that little bit of extra privacy. The main bedroom is especially impressive, with a dedicated dressing area leading through to a spacious four-piece en-suite bathroom. Having that separate dressing area is a lovely touch, giving the main bedroom a more luxurious feel and keeping everything nicely tucked away. A further staircase takes you to the second floor, where you'll find a fourth double bedroom, another en-suite and additional storage space.

Outside, the established garden is a lovely surprise, with plenty of character and space to enjoy. A beautiful pond and pergola create an attractive focal point, while there's ample room for outdoor dining, entertaining friends or simply enjoying a bit of peace and quiet. For me, it's the combination of the pond, pergola and mature feel that makes this garden stand out. It has plenty of character and feels like a space you could really enjoy throughout the warmer months.

With four double bedrooms, four en-suites and versatile living space throughout, this is a home that offers plenty of room for everyone to enjoy their own space while still bringing the family together. And with everything Hatton has to offer close at hand, it's a fantastic combination of space, practicality and convenience."

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Did you spot...

This fantastic family home has 4 double bedrooms each with an ensuite

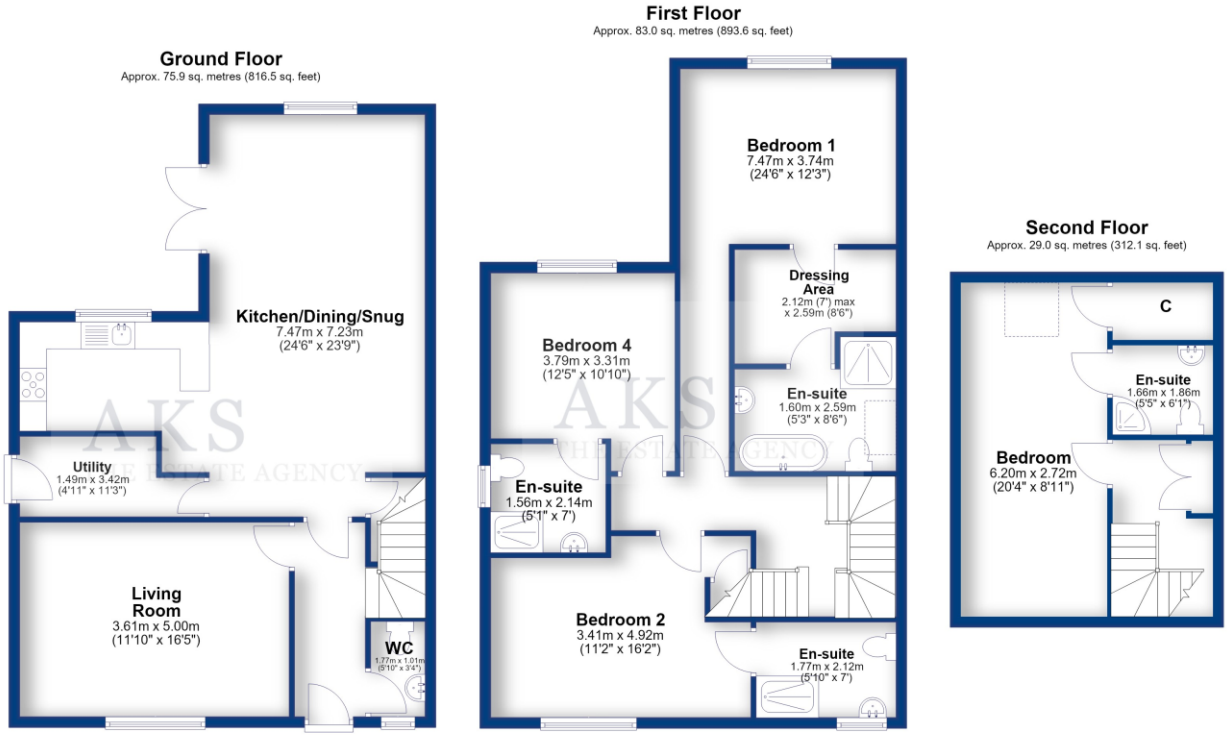
A message from the seller:

"Welcome to our house! Selling this house is very bittersweet as we built it ourselves 12 years ago. It's been a wonderful family home for us with loads of thought and love put into making it an ideal family home, but now our eldest son is moving out and with only our daughter at home it's time to downsize. One of us works in Derby and the other in Burton, so it has been a perfect location to get to both easily. The village has everything you need and the neighbours are really lovely people. We are moving on with a heavy heart and fond memories and we hope you love it as much as we do."

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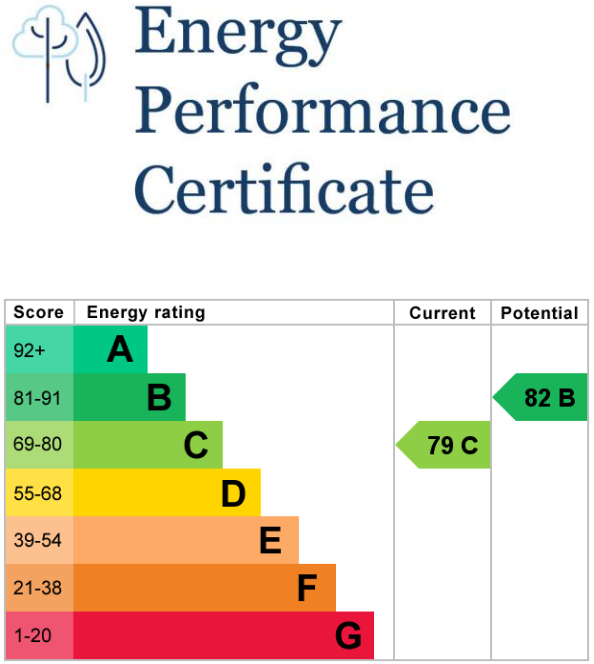
Floor Plan

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Total area: approx. 187.9 sq. metres (2022.2 sq. feet)

Energy Performance Certificate



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

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Key Features:

- 4 DOUBLE BEDROOMS WITH 4 EN-SUITES
- IMPRESSIVE KITCHEN, DINING, SOCIAL AREA
- DRIVEWAY PARKING FOR 3 VEHICLES
- FANTASTIC CENTRAL VILLAGE LOCATION
- BEAUTIFUL LANDSCAPED GARDEN
- 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.

★★★★★

300+ 5 star Google Reviews



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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