



**Oakwood Close
Hatton
Derby
DE65**

Offers in Excess of £312,000

bettermove

Oakwood Close

Derby

Bettermove are proud to present this 2 bedroom detached bungalow in Hatton.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is D.

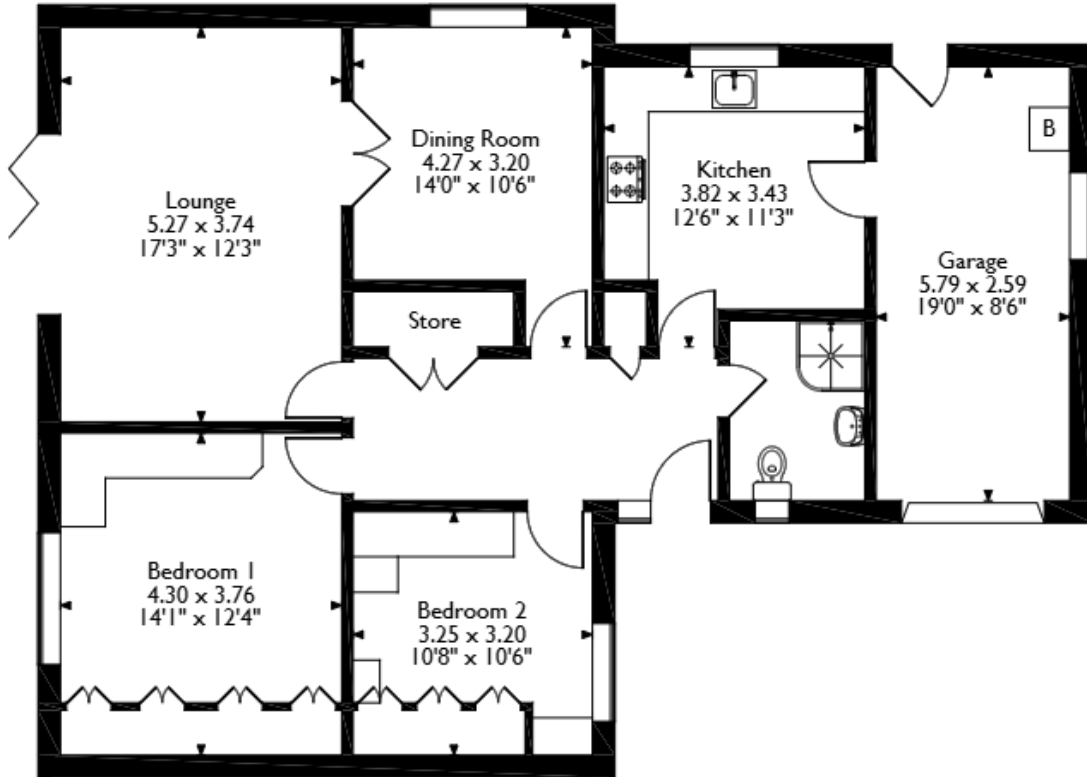
The interior of this well presented property comprises a spacious living room, with bi-fold door, dining room, modern fitted kitchen, with access to the garage, two double bedrooms, and a shower room. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Hatton, Derby, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Tutbury & Hatton Train Stations, a variety of local bus routes, and quick access to the A50.

This exciting opportunity should not be missed! All enquiries can be made though Bettermove.



Oakwood Close, Hatton, Derby, Derbyshire
 Approximate Gross Internal Area
 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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