



**38 Balmoral Way, Hatton, Derby, DE65 5RG**  
**£229,950**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

### ENTRANCE HALL

Stairs to first floor, access to living room and cloakroom  
wc

### LIVING ROOM 14'1" x 11'5" (4.3 x 3.5)

Double glazed window, carpet flooring

### KITCHEN DINING ROOM 15'1" x 10'9" (4.6 x 3.3)

Double glazed doors and window to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances

### CLOAKROOM WC

Low level wc, hand wash basin, tiled surrounds

### FIRST FLOOR LANDING

Loft access, carpet flooring

### MAIN BEDROOM 12'1" x 11'1" (3.7 x 3.4)

Double glazed window, carpet flooring, door to en suite

### EN SUITE

### BEDROOM 10'5" x 7'2" (3.2 x 2.2)

Double glazed window, carpet flooring

### BEDROOM 7'2" x 6'10" (2.2 x 2.1 )

Double glazed window, carpet flooring

### BATHROOM

Matching white bathroom suite

### GARDENS

Landscaped rear gardens with good degrees of privacy, fully enclosed gated side access

### PARKING

Two private parking bays to front of property

