



£279,950

Wren Close, Hatton DE65 5RL

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Stylish three-storey semi-detached townhouse
- Four well-proportioned bedrooms arranged over three floors
- Sought-after cul-de-sac location in Hatton
- Spacious kitchen–diner plus bright and comfortable living room
- Impressive top-floor principal suite with private en-suite shower room
- Landscaped, low-maintenance rear garden offering good privacy
- Tandem driveway parking with EV charging point
- Council Tax Band C

Property Description

Modern three-storey townhouse in Hatton with four bedrooms, bright living spaces, a low-maintenance garden, tandem parking, and EV charging. Excellent local amenities and transport links make it ideal for family life.

Main Particulars

Set within a sought-after cul-de-sac in the popular village of Hatton, this stylish three-storey semi-detached townhouse offers bright, flexible living space ideal for modern family life. Thoughtfully arranged across three floors, the home features four generous bedrooms, contemporary interiors, and a landscaped rear garden designed for privacy and easy upkeep.

The accommodation comprises an entrance hall leading to a spacious kitchen-dining room, comfortable living room, and ground-floor cloakroom. The first floor offers three well-proportioned bedrooms and a family bathroom, while the impressive top-floor principal suite benefits from its own en-suite shower room. Outside, the landscaped rear garden provides a low-maintenance outdoor retreat, complemented by tandem driveway parking and an EV charging point.

Hatton is a popular family village with local shops, pubs, takeaways, and good transport links. The property is in catchment for Heath Fields Primary School, with secondary schooling in nearby Etwall. Easy access to the A50 and A38 provides convenient routes to Derby, Burton upon Trent, and surrounding areas.

A superb modern home in a welcoming village setting—ideal for families or anyone seeking stylish living with excellent connections.

Ground Floor

Entrance Hall

Guest WC

Kitchen-Diner

Living Room

First Floor

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Second Floor

Master Bedroom

En Suite

External

Outside

The rear garden is thoughtfully designed for style and low maintenance, featuring a raised area of artificial lawn, paved and gravelled sections, and a summerhouse/bar. It offers a private outdoor space, while the front provides tandem driveway parking with an EV charging point.

Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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	

Telephone: 01773 832355

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