



£239,950

Clayton Gardens, Hatton DE65 5EB

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Modern three-bedroom semi-detached home
- Open-plan lounge diner with French doors to garden
- Contemporary fitted kitchen
- Master bedroom with en-suite
- Three-piece family bathroom
- Two off-road parking spaces
- Enclosed rear garden, mainly laid to lawn
- Convenient location with shops, schools, and transport links

Property Description

A modern, beautifully presented three-bedroom semi-detached home in the sought-after village of Hatton. Viewing highly recommended!

Main Particulars

A modern, beautifully presented three-bedroom semi-detached home in the sought-after village of Hatton.

This stylish property boasts a spacious open-plan lounge diner with double-glazed French doors opening onto a generous rear garden, ideal for relaxing or entertaining. The contemporary fitted kitchen is well-equipped and designed for everyday living.

Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, plus a modern three-piece family bathroom.

Externally, the home offers two off-road parking spaces to the side and a large enclosed rear garden, mainly laid to lawn, providing a safe and private outdoor space.

Situated in Hatton, the property is close to local shops, pubs, and well-regarded schools including John Port Spencer Academy. Excellent transport links include a nearby train station and easy access to the A50 and A38, making commuting to Derby and Burton upon Trent straightforward, combining village charm with everyday convenience.

Location

Situated in the highly desirable village of Hatton, this property enjoys a convenient yet semi-rural setting, ideal for a range of buyers. The area offers a good selection of local amenities including shops, pubs, and well-regarded schools such as John Port Spencer Academy.

Hatton also benefits from its own railway station, providing direct links to nearby towns and cities, making it ideal for commuters. Excellent road connections via the A50 and A38 offer easy access to Derby, Burton upon Trent, and beyond.

For those who enjoy the outdoors, the surrounding area boasts picturesque countryside, riverside walks along the River Trent, and nearby attractions such as Tutbury Castle, offering both leisure and lifestyle appeal.

Overall, this location combines village charm with excellent connectivity, making it perfectly suited for modern living.

Ground Floor

Entrance Hallway

A welcoming entrance hallway featuring light tiled flooring and a wall-mounted radiator. Doors provide access to the WC, kitchen and the living/dining room, with stairs leading to the first-floor landing.

WC

Fitted with a low-level WC and a wash hand basin with a feature tiled splashback. Wall-mounted radiator and continuation of the tiled flooring from the entrance create a cohesive and stylish finish.

Kitchen

3.04m x 2.54m (10' 0" x 8' 4")

A modern kitchen fitted with a matching range of base and wall units. A double-glazed window overlooks the front elevation, allowing for plenty of natural light. The kitchen includes a one-and-a-half bowl stainless steel sink with drainer, integrated dishwasher, and space and plumbing for a washing machine. There is a cooker with a gas hob and stainless steel extractor hood above, complemented by a stainless steel splashback and part-tiled walls to splashback areas. Finished with contemporary flooring, creating a bright and practical space.

Living-Dining Room

4.81m x 4.8m (15' 9" x 15' 9")

A spacious living and dining area offering ample room for both lounge furniture and a dining table. The room is flooded with natural light via French doors opening out onto the patio area. Additional features include a TV point, wall-mounted radiator, and a door leading to a useful under-stairs storage cupboard.

First Floor

Landing

A bright landing providing access to all bedrooms and the family bathroom, with a loft hatch and wall-mounted radiator.

Master Bedroom

3.05m x 3.00m (10' 0" x 9' 10")

A well-proportioned principal bedroom featuring two windows to the front elevation allowing plenty of natural light. Additional features include fitted wardrobes with mirrored sliding doors, a TV point, ceiling fan with light, wall-mounted radiator and access to the en-suite.

En-suite

Comprising a double-width walk-in shower with sliding door, WC and hand wash basin. There is an obscured window for privacy and a wall-mounted radiator.

Bedroom Two

2.81m x 2.62m (9' 3" x 8' 7")

With a double-glazed window overlooking the rear elevation and a wall-mounted radiator.

Bedroom Three

2.64m x 1.85m (8' 8" x 6' 1")

Featuring a window to the rear elevation and a wall-mounted radiator.

Bathroom

2.11m x 1.74m (6' 11" x 5' 9")

Fitted with a matching white bathroom suite including a bath with part tiled splashback surrounds, WC and hand wash basin. Obscured window to the side elevation and a wall-mounted heated towel rail.

External

Outside

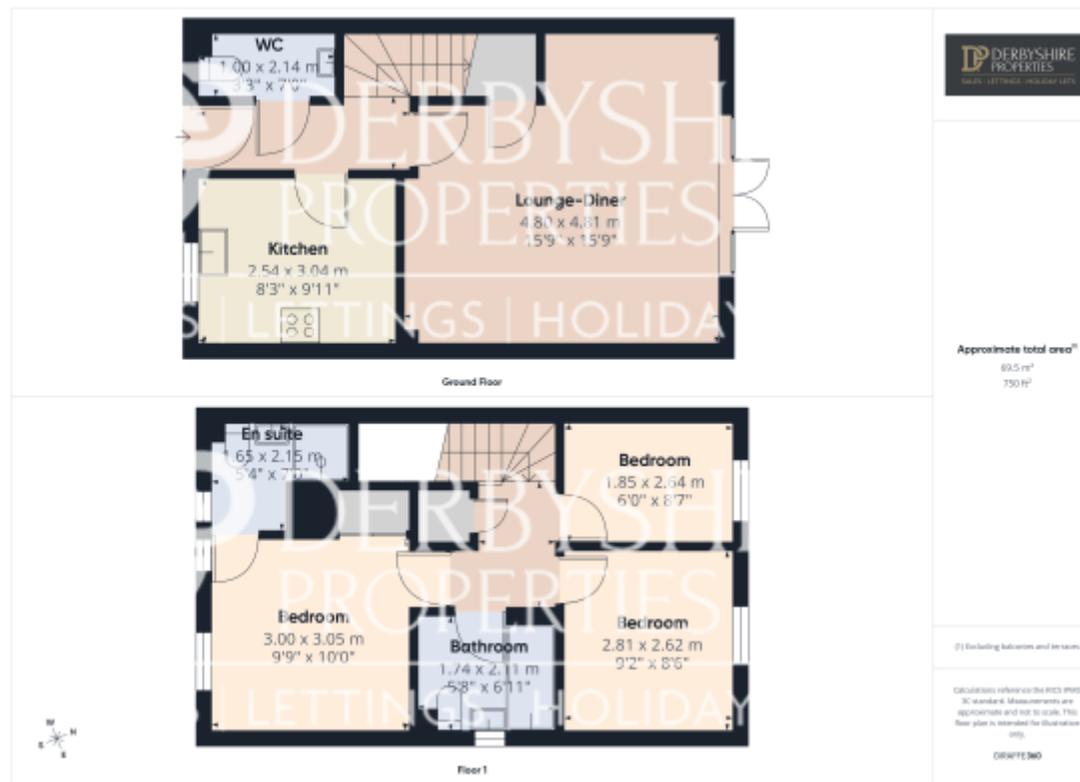
To the front of the property is a driveway providing off-road parking and gated access leading to the rear garden.

To the rear is a generous-sized garden, mainly laid to lawn and fully enclosed, with gated side access. There is a patio area ideal for outdoor entertaining along with a further feature patio seating area.

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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		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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