

# Carlton Lane, Hatton

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Offers in excess of  
**£250,000**



This property at a glance:



1



3



2



2



B



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# Carlton Lane, Hatton



**Sam says:**

*"This house still feels brand new and I adore the natural light throughout the home due to the amount of windows. The current owners have kept it very neutral, making it perfect for the next family to move into and put their own stamp on it. The lounge and kitchen diner run the full length of the house making both rooms really spacious, the kitchen also benefits from patio doors out onto the garden and a utility room. The downstairs WC is really handy for guests or small children. Upstairs the bedrooms are a great size, having two doubles and a great sized single which is currently being used as a study. Bedroom one benefits from an en-suite shower room. There is also a family bathroom. The garden is a good size, is south facing and has plenty of patio space for furniture and a side access gate. All in all, this property makes a fantastic first home or would suit a small family!"*



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## Did you spot...

This home is situated on a new development and still has 7 years remaining on the NHBC warranty



## A message from the seller:

*"Welcome to our home, we have loved living here for the past 3 years and have made many special memories here! It really is the perfect family home, we are relocating due to work but if we could take this house with us, we absolutely would! The rooms are all spacious and we love having the utility room alongside the kitchen. The neighbours are also a really lovely family and the village itself is so welcoming and friendly - we just know that whoever buys this house will be very happy here!"*



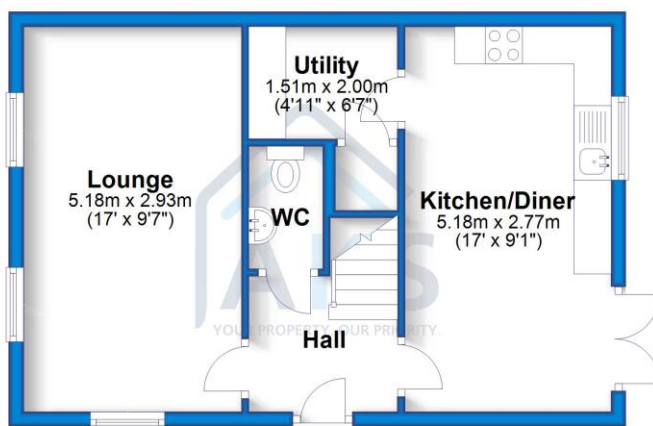
# Floor Plan



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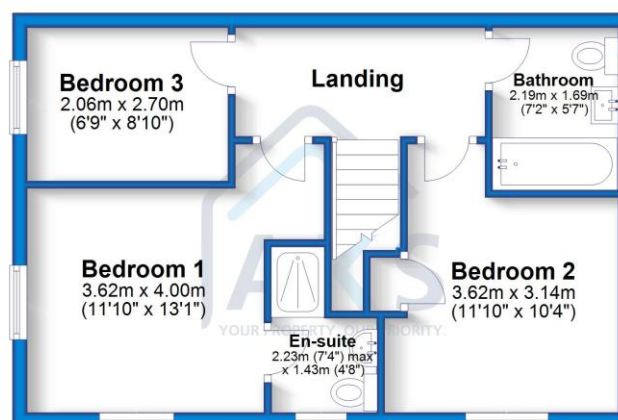
## Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



## First Floor


Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





200+ 5 star Google Reviews



## Key Features:

- 7 YEARS REMAINING ON THE NHBC WARRANTY
- SIDE BY SIDE DRIVEWAY PARKING
- BLANK CANVAS
- DOUBLE FRONTED SEMI-DETACHED
- EPC RATING B
- READY TO MOVE INTO
- SOUTH FACING GARDEN



## 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.



Don't miss out on the chance to own this incredible property!

To book a viewing with  
**Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

