

Woodmans Croft, Hatton

aksresidential.com

£350,000



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This property at a glance:



1



4



2



2



C



Watch the video



Woodmans Croft, Hatton



Jodie says:

This beautifully presented 4-bedroom detached house has the most welcoming feeling from the moment you step inside! Tucked away in a quiet cul-de-sac, this house is both spacious and versatile.

The entrance porch is a great place to welcome guests, with plenty of space for coats and shoes. The living room has a large window to the front, flooding the room with natural light, creating a bright and airy feel that flows throughout the home. The kitchen-diner feels like the heart of the home, with its warm tones and spacious layout, this space is perfect for family mealtimes or entertaining guests. An open-plan garden room at the rear overlooks the garden, offering a cosy spot to relax and unwind.

There's a further large utility space with plenty of room to store additional kitchen supplies, a sink area as well as a handy WC. The garage has been made into an office space as well having plenty of space storage. Another great thing about this home is there are multiple storage spaces scattered throughout, providing ample room for all your belongings to stay neatly organised.

With four bedrooms, there's plenty of room for each family member to have their own private space to relax in at the end of the day. The main bedroom is spacious, with built in storage. The family bathroom and separate shower room offer convenience and the double jacuzzi bath is the perfect treat at the end of the day!

The garden in this house is both private and practical, so if you're running a busy household then you can relax knowing that the garden space would be easy to maintain. Currently housing both a shed and a summer house and there's still plenty of space remaining. There's an additional pathway at the side of the house, perfect for access or storing the bins! This really is a lovely home in a fantastic location with great transport links including Tutbury/Hatton train station."

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Did you spot...

This lovely family home has driveway parking for 2 cars



A message from the seller:

"Welcome to our lovely home, where we've spent the past 28 wonderful years raising our two children. Nestled at the end of a peaceful cul-de-sac, with a pathway leading directly to the green, it's always been a safe and joyful place for children to play. Inside, the spacious downstairs layout has been ideal for entertaining family and friends, creating countless moments of laughter and connection. The addition of a utility room was a lifesaver during the busy years—especially with four loads of laundry on the go! And the garage conversion into a dedicated office space has provided a quiet, productive retreat, perfect for working from home. Now, with our children grown and just the two of us here, we're ready to downsize. We hope another family will fall in love with this home and create their own beautiful memories, just as we have".

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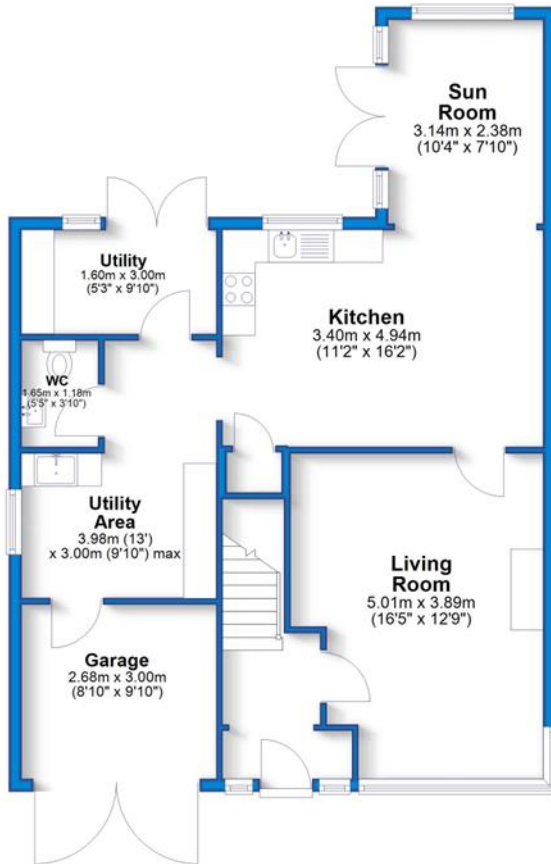


Floor Plan

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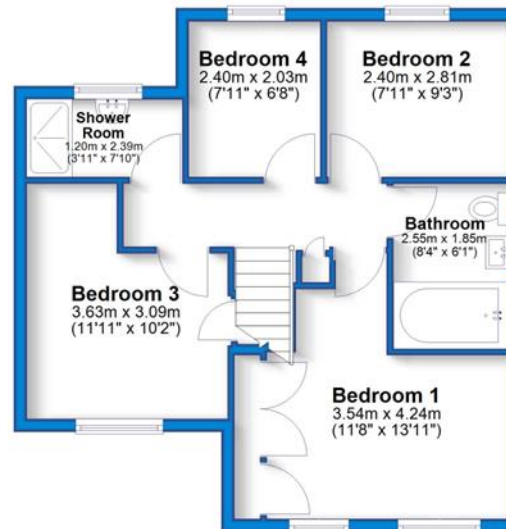
Ground Floor

Approx. 73.8 sq. metres (794.7 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 123.1 sq. metres (1325.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(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

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300+ 5 star Google Reviews



Key Features:

- BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOUSE
- DOWNSTAIRS LIVING IS SPACIOUS AND VERSATILE
- MULTIPLE STORAGE SPACES THROUGHOUT
- FAMILY BATHROOM AND SEPERATE SHOWER ROOM
- PRIVATE, EASY TO MAINTAIN GARDEN
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENETIES
- EPC RATING C



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 **Jodie** call
01332 30 30 30

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



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