

Wren Close, Hatton

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£290,000



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This property at a glance:



1



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Wren Close, Hatton



Mikaela says:

“A modern family home with plenty of parking, a stylish garden, spacious bedrooms and a field outlook, what’s not to love?! As you walk in, the house just shouts modern comfort. The kitchen diner to the front is a great space, with integrated appliances and plenty of room for that family dining table. There’s a handy guest WC just off the hallway and a neutral and bright living room to the back, a perfect spacious area to relax. From here, through the patio doors, you can appreciate the low maintenance garden. With a raised area of artificial lawn and mainly laid with slabs and gravel, this is a really well thought out area. The real cherry on top of the garden is the bar/summer house. A room which is fully insulated, has electric and lights and makes a great sunny room in the summer and a warm cosy space in the winter. Upstairs, the bedrooms are spacious and neutral with plenty of room for furniture. The bathroom is on the middle floor along with 3 of the bedrooms. The bathroom itself is a really sleek and modern space! The top floor has got to be my favourite area, an entire floor dedicated to bedroom one, with fitted wardrobes and a bright, handy en-suite! With tandem driveway parking, perfectly positioned at the end of a cul-de-sac and within close proximity to village amenities, this makes a fantastic family home!”

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Did you spot...

This beautiful home is
only 3 years old

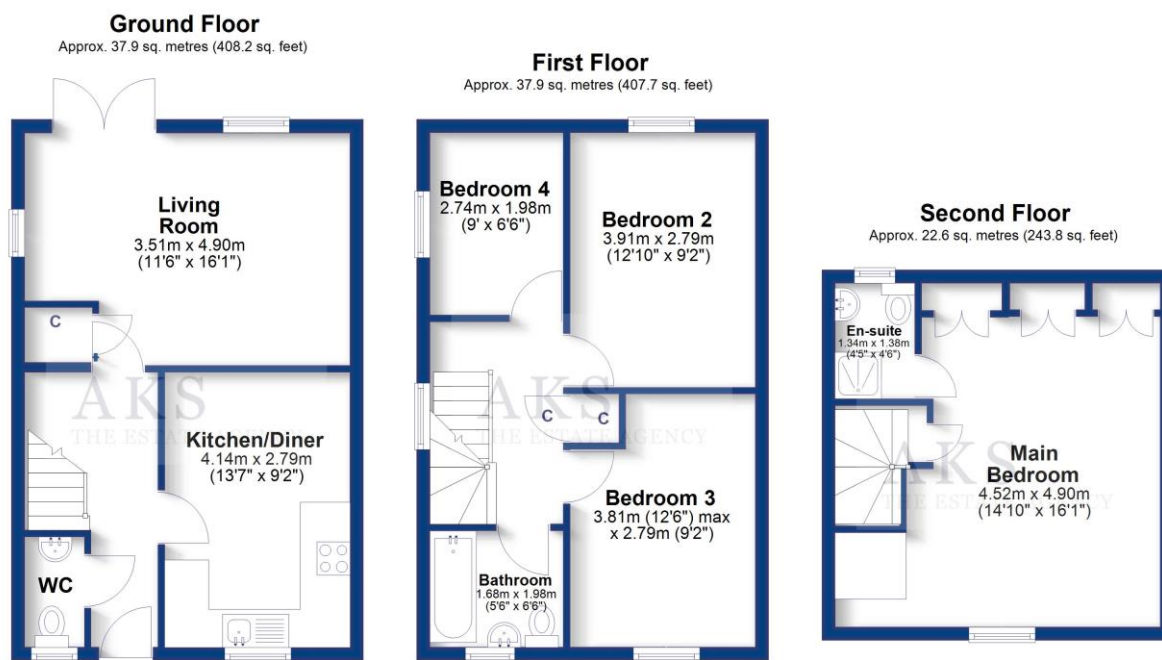


A message from the seller:

From the moment we first saw this home, we knew it was special. Tucked away at the end of the cul-de-sac with ample parking and a long driveway, it offered exactly what we were looking for. The garden's unique shape, allowed for a lovely landscape to be created and a log cabin to be built. With the way the rear garden catches the sun all day during the summer months, it has brought us many days and evenings of relaxation and fun, whether that is enjoying a morning coffee on the raised grass area or family BBQs in the evenings. Inside, we immediately fell in love with the spacious master bedroom combined with an ensuite on the top floor, which has always had a private sanctuary feel to it. We love the local area of Hatton, surrounded by countryside but still within reach of Derby, Uttoxeter, and Burton. We are only moving due to growing family needs and needing a little more space due to career. We love Hatton and the Cherry Meadow estate so much that we are hoping to find our new home right here, if we can. This has truly been a happy, welcoming home, and we're sure the next owners will love it just as much as we have!"

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Floor Plan



Total area: approx. 98.4 sq. metres (1059.7 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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:

- EPC RATING B
- ONLY 3 YEARS OLD WITH 7 YEARS NHBC COVER REMAINING
- TUCKED AWAY AT THE END OF A CUL DE SAC
- TANDEM DRIVEWAY PARKING
- DESIRABLE VILLAGE LOCATION CLOSE TO AMENITIES
- 3 STOREY, 4 BEDROOM HOME



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 **Mikaela** call **01332 30 30 30**

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



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