







Welcome to this three-bedroom semi-detached house located in the picturesque Wren Close, Hatton, Derbyshire. Situated in a new build Bellway development, this property offers modern living in a tranquil setting with views over open fields.

In brief the gas centrally heated and double glazed accommodation comprises entrance hallway, cloakroom/wc, lounge and kitchen diner. To the first floor there are three bedrooms with master having ensuite and family bathroom.

Outside, the property features an enclosed rear garden, ideal for enjoying the outdoors in privacy. With double off-road parking, you'll never have to worry about finding a space for your vehicles.

If you're looking for a home that combines comfort, style, and convenience, this property is a must-see. Book a viewing today to experience the beauty and potential this home has to offer. Don't miss out on the opportunity to make this house your new home sweet home.



### Entrance Hallway

Front door, radiator, doors to

### Cloakroom / WC

Fitted with a white suite comprising low level wc and pedestal wash hand basin and radiator.

### Lounge

Upvc double glazed window to front elevation and radiator.

### Inner Hallway

With stairs off to first floor and door to:

### Kitchen Diner

With French doors and Upvc double glazed windows to rear elevation, storage cupboard, fitted kitchen has a range of eye and base level units and drawers with sink and drainer with mixer tap over built into a preparation work surface, integrated oven, hob and extractor fan and fridge freezer, plumbing and appliance space for washing machine and tumble dryer and radiator.

### Landing

Loft access and doors to:

### Bedroom One

Upvc double glazed window to rear elevation and radiator.

### En-suite

Upvc double glazing window to rear, wc, wash hand basin, double shower cubicle.

### Bedroom Two

Upvc double glazed window to front elevation and radiator.



### Bedroom Three

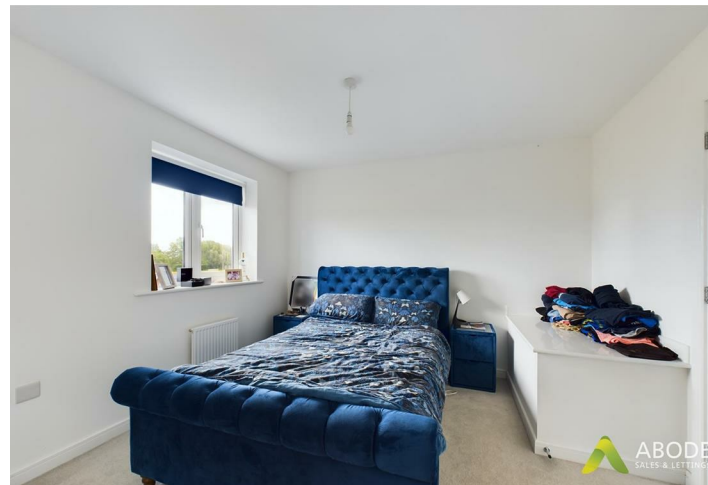
Upvc double glazed window to front elevation and radiator.

### Family Bathroom

With three piece white suite comprising of low level wc, pedestal wash hand basin, panelled bath with shower over and screen and radiator.









## Outside

Rear has an extended patio area and railway sleeper planters and a lawned garden, enclosed by timber fencing

Double off Road parking

## Other Information

Management fee Circa £80 a year



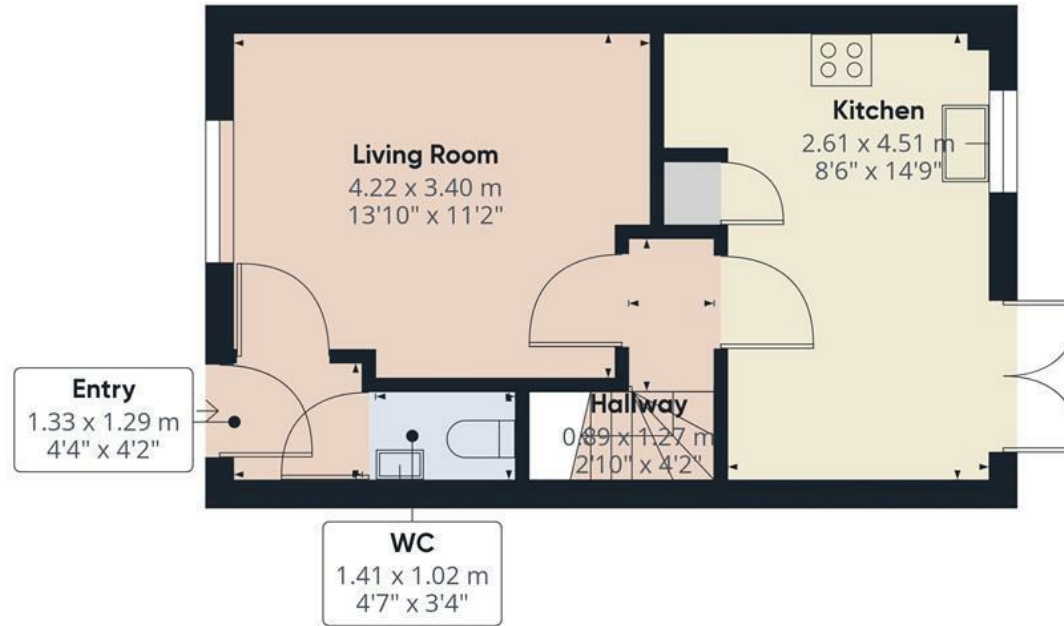




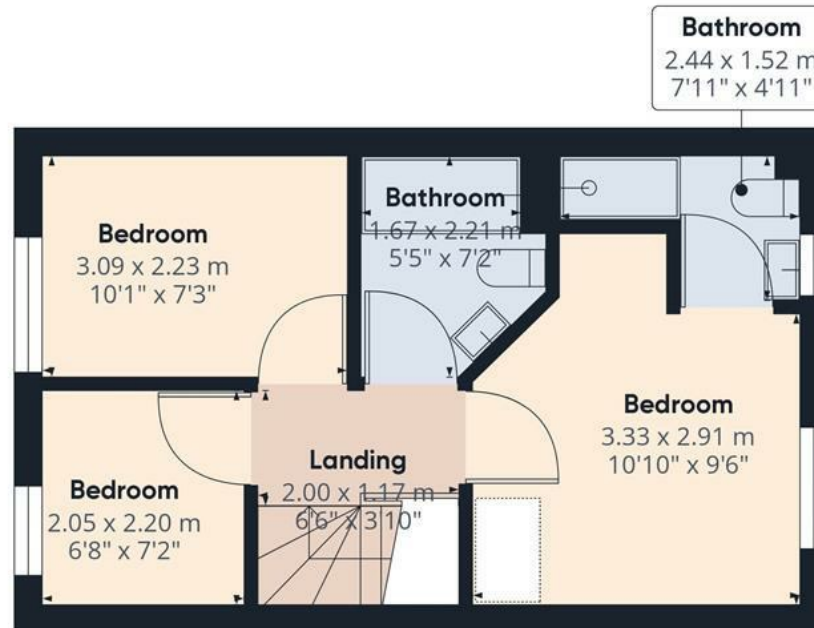








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

63.15 m<sup>2</sup>

679.78 ft<sup>2</sup>

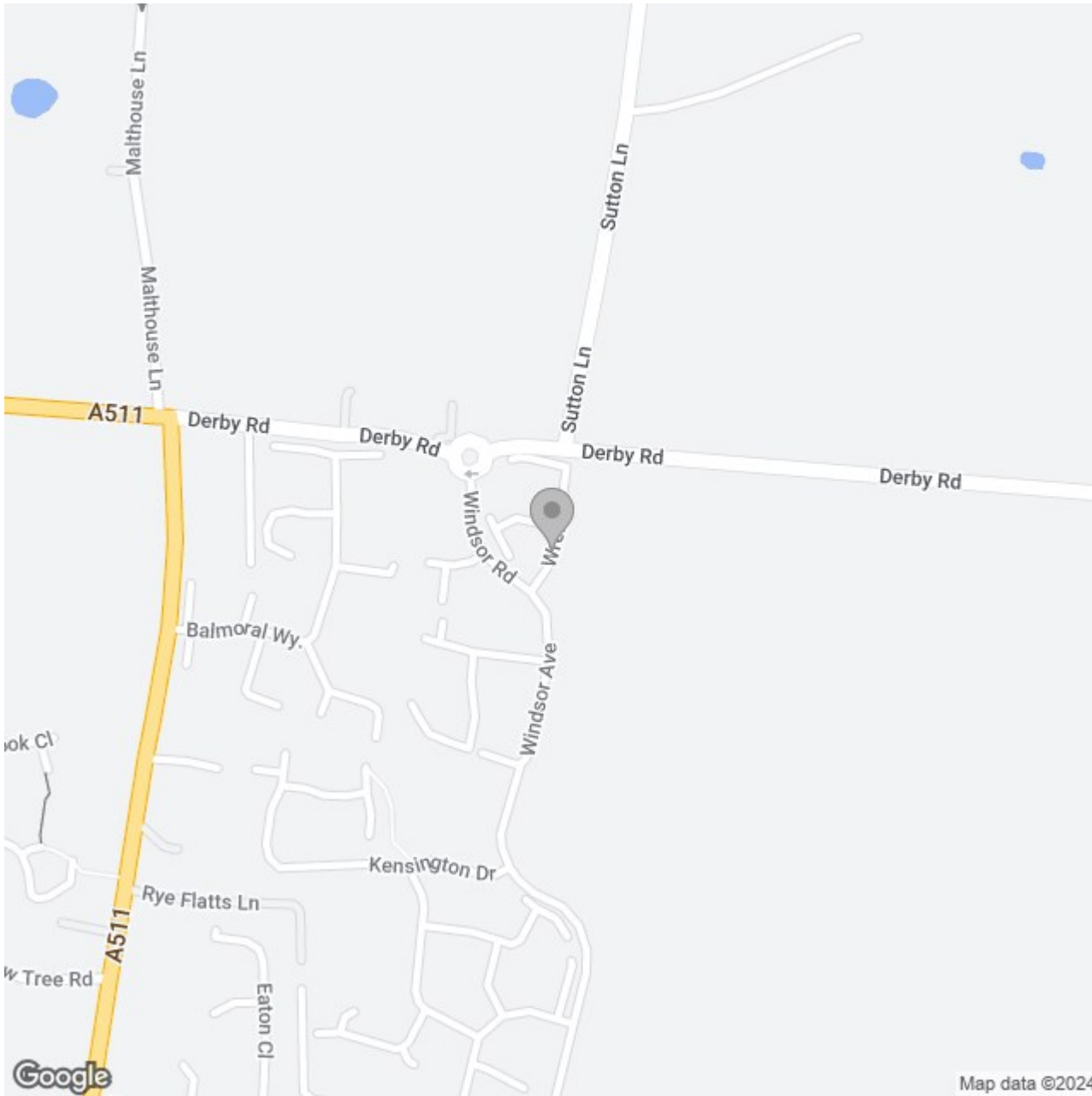
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	