



Carlton Lane, Hatton, DE56 5RH

Guide Price £295,000



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Vetta Properties are delighted to present this stunning 3 Bedroom Detached Family House, built by Ashberry Homes in 2021

The beauty of this property is its substantial plot. Sitting proudly facing greenspace and country walks, it boasts a larger than average rear garden and corner space which can be incorporated further into the garden or opt for additional parking.

Once you enter the front door of this wonderful home you will find it accommodates excellent proportionate rooms, with a fantastic Family Dining kitchen, Spacious Lounge, Master with En-Suite.

Hatton Village is a beautiful place to live with Tutbury Castle close by and characterful high street with individual shops and eateries, together with good local schools makes this property even more desirable. Call Vetta Properties to book a viewing today





Entrance Hall

Composite entrance door with inset sealed glazing, to :

Entrance Hall, providing access to Cloaks, Spacious Family Room, Dining Kitchen and Stairs to First Floor Accommodation.

There is tiling to floor and radiator

Lounge

5.17m x 2.89m (16'11" x 9'5")

Spacious light airy family room with dual aspect double windows to side and additional window to front elevation. 2 Radiators, carpet to flooring

Dining Kitchen

5.14m x 2.76m (16'10" x 9'0")

Fabulous Family Dining Kitchen tastefully decorated and comprising stylish modern fitted united base and wall units with complimentary work worfaces with inset ceramic deep bowl sink and mixer taps. Integrated Philips Fridge/Freezer, Hoover Dishwasher and built in Zanussi oven, hob and extractor hood. Tiled flooring followed through from Hall Way and with two windows one to the front elevation and one plus the French style double glazed patio doors to the rear elevation, enabling summer evening to spend that indoor outdoor entertainment space.

Utility Room

2.15m x 1.61m (7'0" x 5'3")

Good size space with composite half glazed door to side. Work top with cupboard above housing the central heating boiler. Plumbing for washing machine, tiled flooring followed through from Kitchen, radiator and large useful under stair cupboard

Landing

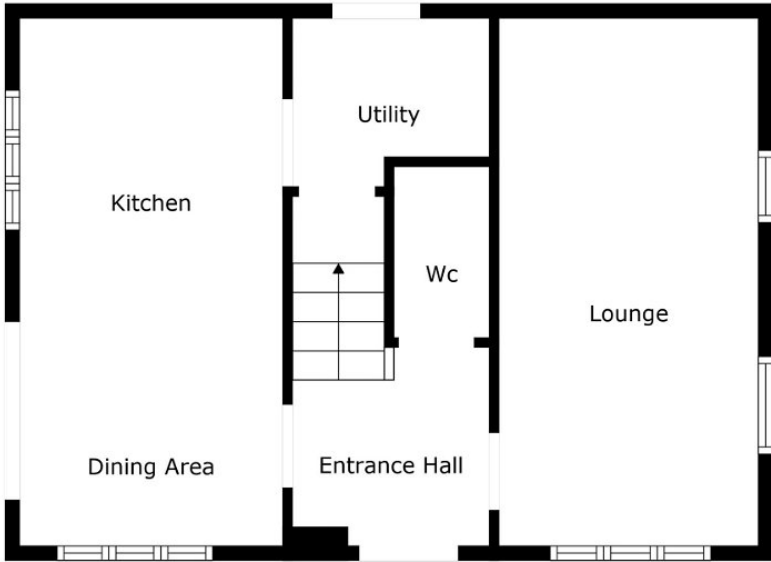
Double glazed window to side elevation, radiator and access to 3 Bedrooms & Bathroom

Bedroom 1

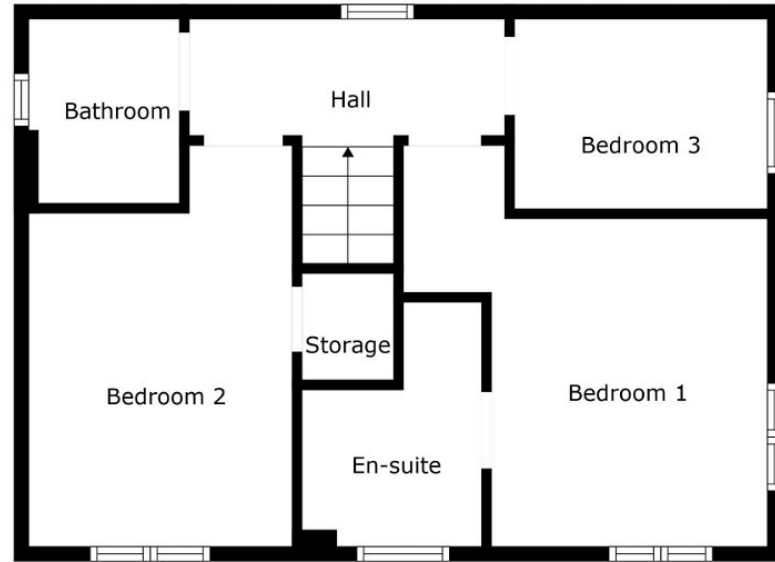
3.65m x 2.94m (11'11" x 9'7")excluding door opening space

Lovely master bedroom with feature twin aspect double glazed windows to front and side, radiator and door leading to:





Floor 1



Floor 2



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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SOLD

