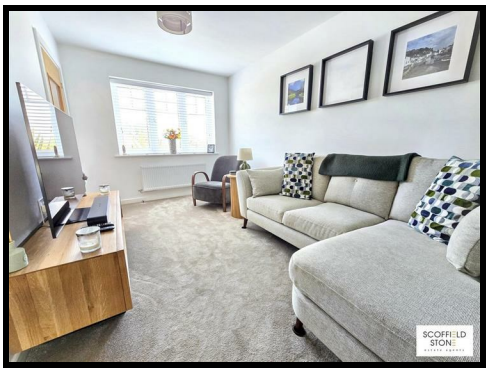
SCOFFIELD STONE
estate agents



5 Claremont Lane, Hatton, Derby, DE65 5RR

Offers Over £225,000

A stylishly presented two bedroom end terrace home in Hatton, enjoying a private drive position with countryside views, parking for two cars and an enclosed rear garden. With two double bedrooms, solar panels and EV charging, this appealing home is ideal for first time buyers or investors.

Sales: 01283 777100
Lettings: 01332 511000
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5 Claremont Lane, Hatton, Derby, DE65 5RR

Summary Description

5 Claremont Lane, Hatton is a stylishly presented two bedroom end terrace home, positioned along a private driveway with attractive countryside views. Offering approximately 61 square metres (655 square feet) of well-planned accommodation, the property is likely to appeal particularly to first time buyers, downsizers and buy to let investors seeking a modern, manageable home in a popular South Derbyshire village. A private driveway provides off-road parking for two vehicles, while the enclosed rear garden offers a useful mix of patio and lawn.

Inside, the accommodation is practical and well finished. The ground floor includes a welcoming entrance hall, guest cloakroom/WC, comfortable front-facing lounge with wood panelling, and a contemporary kitchen/diner with grey units, integrated appliances and French doors opening onto the garden. Upstairs are two double bedrooms, a useful walk-in storage cupboard and a modern bathroom with a shower over the bath. Further benefits include ethernet connectivity, roof-mounted photovoltaic solar panels and an electric vehicle charging point, adding useful energy and technology features for modern day living.

Hatton is a well-established village in South Derbyshire, close to neighbouring Tutbury and within convenient reach of Burton upon Trent and Derby. The village has local amenities and primary schooling, with further education options available in surrounding villages including Etwall. Tutbury & Hatton railway station provides rail connections towards Derby, Uttoxeter and Stoke-on-Trent, while local bus services offer links to nearby towns and Derby. For motorists, the A511 and nearby A50 provide straightforward access towards the M1 and M6, making the location practical for commuting across the wider East and West Midlands.

Entrance hallway

A welcoming entrance hall with ceramic tiled flooring, a part obscure glazed composite entrance door, radiator and telephone point.

Guest Cloakroom/WC

Fitted with ceramic tiled flooring and tiled splashbacks, together with a low flush WC, pedestal wash hand basin with chrome monobloc tap and radiator.

Lounge

8'10 x 13'7 (2.69m x 4.14m)

A comfortable front-facing reception room with carpeted flooring, a UPVC double glazed window and attractive wood panelling. Further features include a radiator, TV point and ethernet connection.

Kitchen / Diner

13'3 x 8'8 (4.04m x 2.64m)

A well-appointed kitchen and dining space with ceramic tiled flooring and UPVC double glazed French doors opening directly onto the rear garden. The kitchen is fitted with a range of contemporary grey wall and base units complemented by stone-effect work surfaces and an inset stainless steel sink with drainer and chrome monobloc tap.
Integrated appliances include a fridge/freezer, slimline dishwasher, washer/dryer and fan-assisted oven with chimney-style extractor hood. Additional features include inset ceiling lighting, radiator and ethernet point.

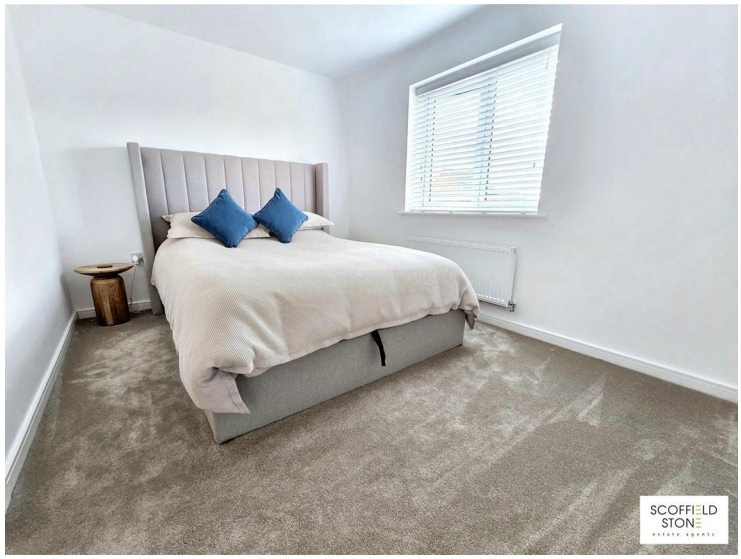
Stairs / Landing

3'8 x 9'4 (1.12m x 2.84m)

A carpeted staircase with traditional wooden spindles leads to the first-floor landing, where there is a useful walk-in storage cupboard incorporating the internet access point. Further features include a radiator and access to the roof space.

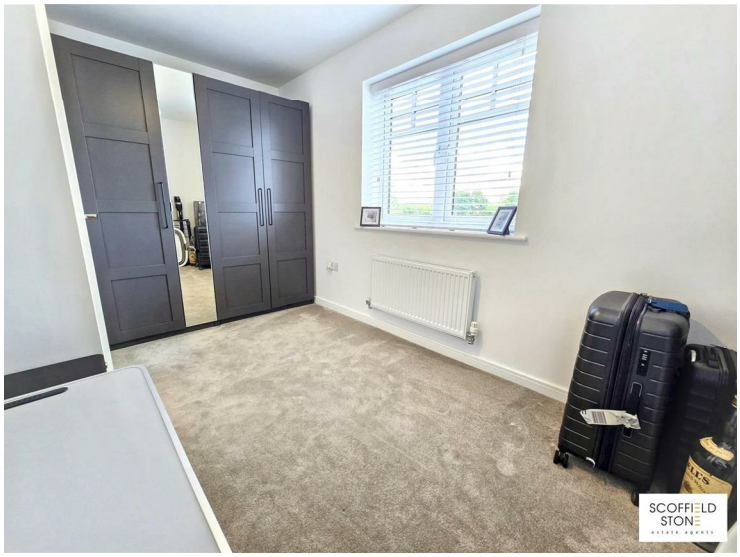
Bedroom One

13'0 x 8'8 (3.96m x 2.64m)



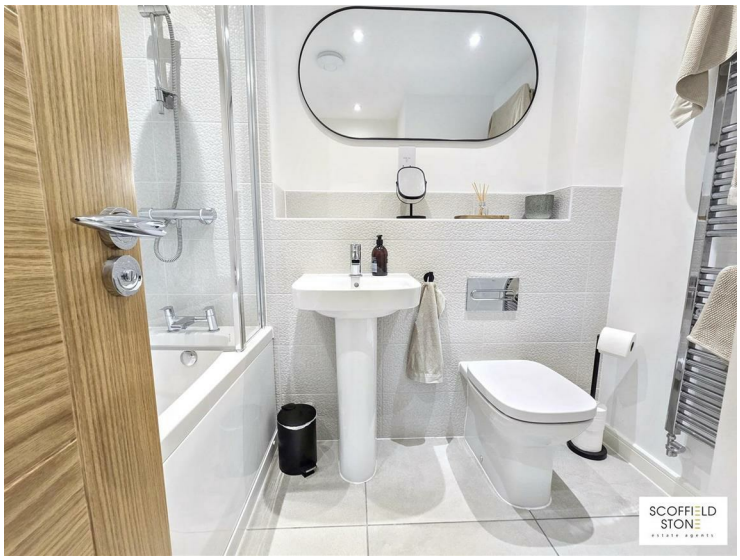
A well-proportioned rear-facing double bedroom with carpeted flooring, UPVC double glazed window, radiator, TV point and ethernet connection.

Bedroom Two
13'0 x 5'10 (3.96m x 1.78m)



A further carpeted bedroom with a front-facing UPVC double glazed window and radiator.

Bathroom
5'5 x 7'8 (1.65m x 2.34m)



Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap and plumbed shower over, pedestal wash hand basin with chrome monobloc tap and low flush WC. Finished with ceramic tiled flooring and tiled splashbacks, with inset ceiling lighting, chrome heated towel rail and shaving point.

Outside

Frontage & Driveway

The property is approached from a private driveway running parallel with Windsor Avenue. A tarmacadam driveway provides off-road parking for two vehicles in tandem.

Rear Garden

The enclosed rear garden offers a practical outdoor space with a paved patio seating area and lawn, together with an external power supply and cold water tap

Eco Features
The property benefits from roof-mounted photovoltaic solar panels, supplying electricity directly to the home with surplus energy fed into the National Grid. An electric vehicle charging point is also positioned on the driveway.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: B

EPC rating: B

The building
End-terrace house, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Loft Hatch.
Outside areas: Rear garden

Services
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 9th May 2025
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Parking: Driveway
Not in a controlled parking zone
No disabled parking available
EV charging point installed

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: yes — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/FsMmTPniia47zSpYHFCszB/view

Buying to Let?

Guide achievable rent price: £950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///irrigate.adhesive.beamed

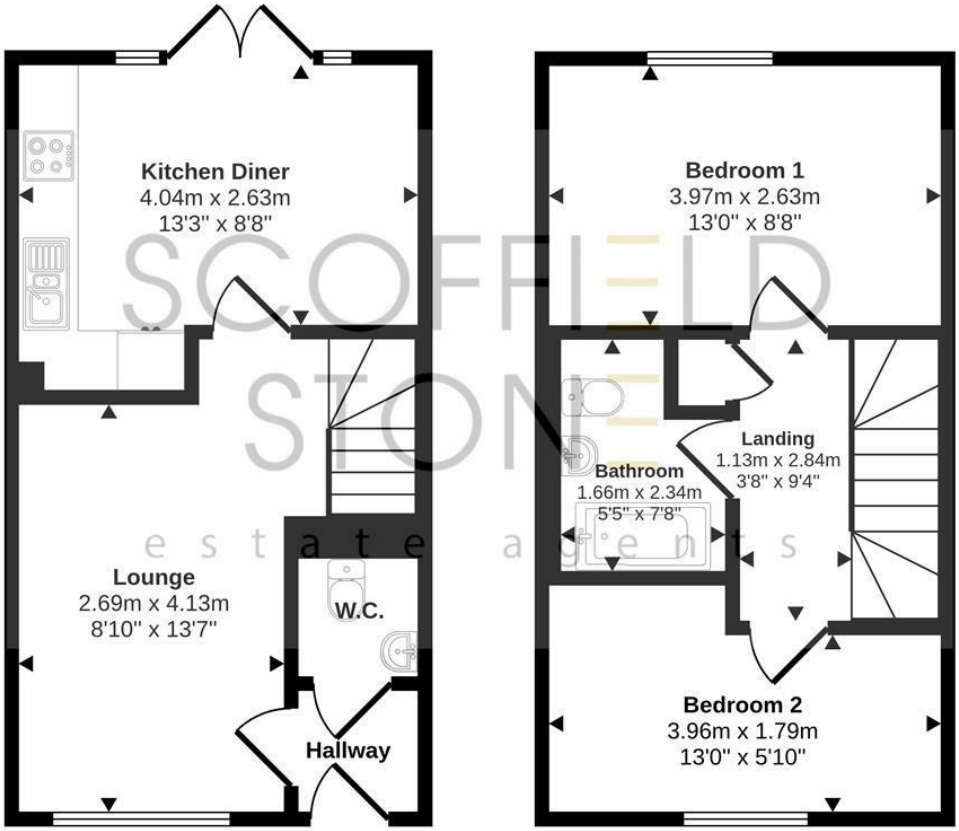
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

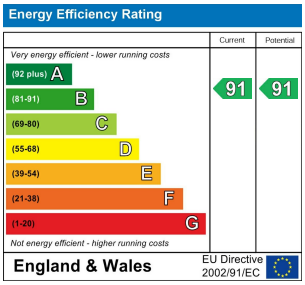
Approx Gross Internal Area
61 sq m / 655 sq ft

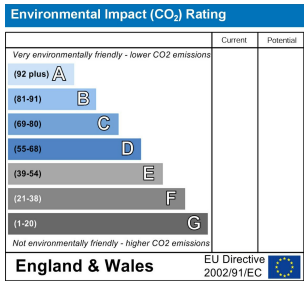


Ground Floor
Approx 31 sq m / 330 sq ft

First Floor
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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