

Clayton Gardens, Hatton

aksresidential.com

£290,000



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This property at a glance:



Clayton Gardens, Hatton



Jodie says:

"Welcome to this modern three-storey, four-bedroom semi-detached home, perfectly positioned within a quiet cul-de-sac and ready to move straight into. This home has such broad appeal, offering stylish, flexible living that's equally suited to growing families and professionals alike.

One of the things I really like about this property is how well the layout works. Every room has a purpose, the space flows beautifully, and the three-storey design gives everyone the opportunity to enjoy their own space while still coming together in the heart of the home.

Stepping inside, you'll find a bright and spacious kitchen/dining room to the front of the property, creating the perfect setting for everything from busy weekday breakfasts to relaxed family meals and entertaining friends. Finished in a sleek, contemporary style, it's a room that's as practical as it is inviting.

To the rear, the generous living room provides a comfortable retreat with ample space for seating and entertainment, while patio doors flood the room with natural light and open directly onto the garden. A convenient ground floor WC completes the ground floor.

The first floor offers three well-proportioned bedrooms. The largest enjoys Jack and Jill access to the family bathroom, creating the feel of a private en-suite whilst remaining conveniently accessible from the landing. The remaining two bedrooms are ideal for children, guests or those working from home.

Occupying the entire top floor, the impressive main bedroom feels like a real sanctuary. Complete with fitted wardrobes and its own en-suite shower room, it's the perfect place to unwind at the end of the day, away from the rest of the house. The rear garden is a private space that has been thoughtfully designed with family life in mind. Cleverly partitioned, it allows children and dogs to enjoy the garden safely at the same time without getting under each other's feet – something I know many buyers will appreciate. There's also direct access from the garden to the tandem driveway, providing off-road parking for two vehicles and making everyday life that little bit easier.

What I think works particularly well is the versatility this home offers. Whether you're upsizing, need space for a growing family, work from home or simply want a home that offers room to adapt as life changes, this property delivers".



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Did you spot...

This fantastic family home is located within a quiet cul-de-sac



A message from the seller:

"When we were looking for our new family house four years ago, this was the house for us! We have absolutely loved living in this house and if it wasn't for a career change requiring relocation, we could envision this house being our forever family home. The space it offers, the local scenery, the geographical location for commuting to other towns & cities close by. Since moving here with our two dogs, we have welcomed two children and have enjoyed making memories in this house that we will treasure always. Day trips out on the local train to Uttoxeter, afternoons in the park, or simple days spent in the garden. The neighbours are friendly and engaging, and we have felt welcomed since day one".

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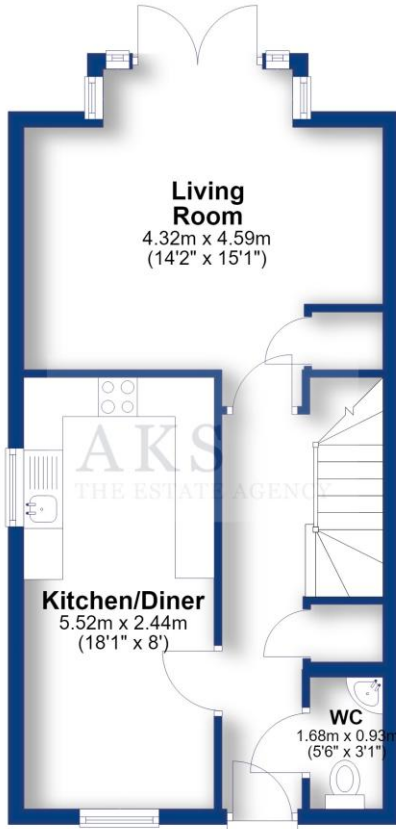


Floor Plan

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Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.1 sq. feet)



Total area: approx. 105.8 sq. metres (1138.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	83
(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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Key Features:

- MODERN THREE STOREY, FOUR BEDROOM HOME
- KITCHEN-DINER TO THE FRONT
- SPACIOUS LIVING ROOM WITH PATIO DOORS OUT TO THE GARDEN
- DOWNSTAIRS WC
- THE SECOND BEDROOM HAS A JACK AND JILL BATHROOM
- MAIN BEDROOM ON THE TOP FLOOR WITH BUILT IN WARDROBES AND EN-SUITE
- QUIET CUL-DE-SAC LOCATION
- 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 Etwell.



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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