

10 Claremont Lane, Hatton, Derbyshire, DE65 5RR

Offers In The Region Of £289,950
Freehold



- Spacious & Well-Proportioned
- Superbly Presented
- Entrance Hall with Fitted Guest Cloakroom
- Breakfast Kitchen
- Lounge
- Two First Floor Bedrooms, Study & Bathroom
- Second Floor Principle Bedroom Suite with Bedroom, Dressing Room & En-Suite Shower Room
- Good Sized Driveway & Garage
- Well-Established South Facing Rear Garden
- Close to Excellent Transport Links





Summary

A most impressive and upgraded, Bellway built, three storey, three bedroom, semi-detached residence located on a popular new estate on the fringes of Hatton.

This Larch design home is particularly well-proportioned providing spacious and well-appointed accommodation. The property comprises entrance hall, fitted guest cloakroom, breakfast kitchen to the front and lounge to the rear with French doors onto the garden. The first floor landing leads to two double bedrooms, study area and bathroom. The second floor features the principle bedroom with dressing room and en-suite shower room.

Externally the property benefits from a good sized driveway down the side, culminating in a single garage. The garage is currently being used as a gym with the additional benefits of power, lighting, up and over doors to the front and double glazed sliding patio doors to the garden.

F&C

The Location

The property's location in Hatton offers easy access to amenities including primary school, supermarket, recreational ground and countryside walks. Neighbouring Tutbury combines to offer a further range of amenities including restaurants, pubs, boutique shops and cafes. Within easy reach of the property is the city of Derby and Burton upon Trent. The property is also highly convenient for excellent transport links, with the A50 and A38 being close at hand.

Accommodation

Ground Floor

Entrance Hall

13'2" x 3'5" (4.02 x 1.06)

A panelled entrance door with double glazed inset provides access to spacious hallway with central heating radiator, feature tile floor and staircase to first floor with understairs cupboard.

Fitted Guest Cloakroom

4'6" x 3'2" (1.38 x 0.97)

Appointed with a low flush WC, corner pedestal wash handbasin, tiled surround, central heating radiator and double glazed window to front.

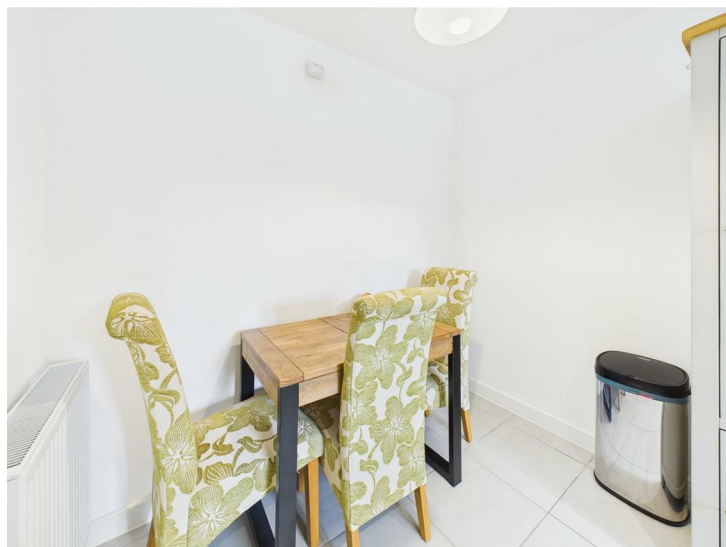
Breakfast Kitchen

13'9" x 7'6" (4.21 x 2.29)



Dining Area

With central heating radiator and tile floor covering.



Quality Fitted Kitchen

Featuring stone effect U-shaped preparation surfaces with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath with slide and hide door, integrated fridge freezer, appliance space suitable for washing machine, recessed ceiling spotlighting and double glazed window to front.



Lounge

14'9" x 10'9" (4.51 x 3.28)

Located to the rear of the property with pleasant views over the garden through French doors with matching sidelights and having a central heating radiator.



First Floor Landing

9'10" x 2'11" (3.02 x 0.89)

A semi-galleried landing with staircase to second floor.

Double Bedroom Two

12'9" x 8'2" (3.89 x 2.50)

With central heating radiator and double glazed window to rear.



Double Bedroom Three

11'11" x 8'3" (3.65 x 2.52)

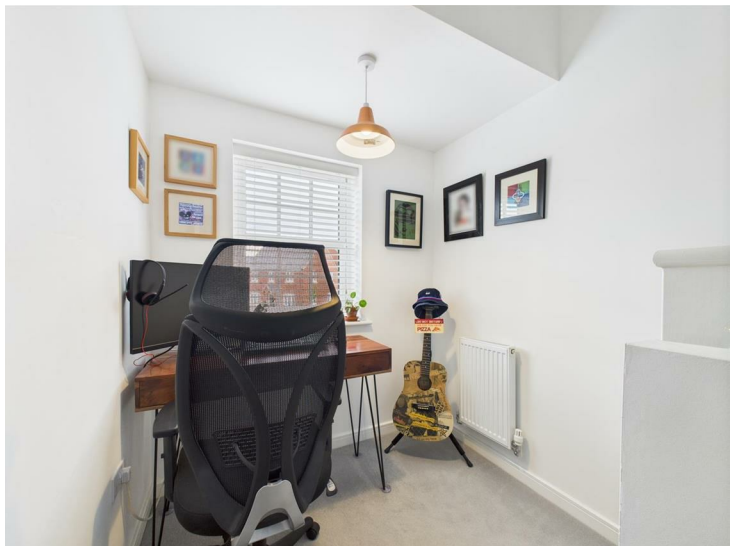
Having a central heating radiator and double glazed window to front.



Study Area

7'10" x 6'5" (2.41 x 1.96)

Forming part of the landing with staircase to second floor, central heating radiator and double glazed window to front.



Bathroom

6'5" x 5'7" (1.96 x 1.71)

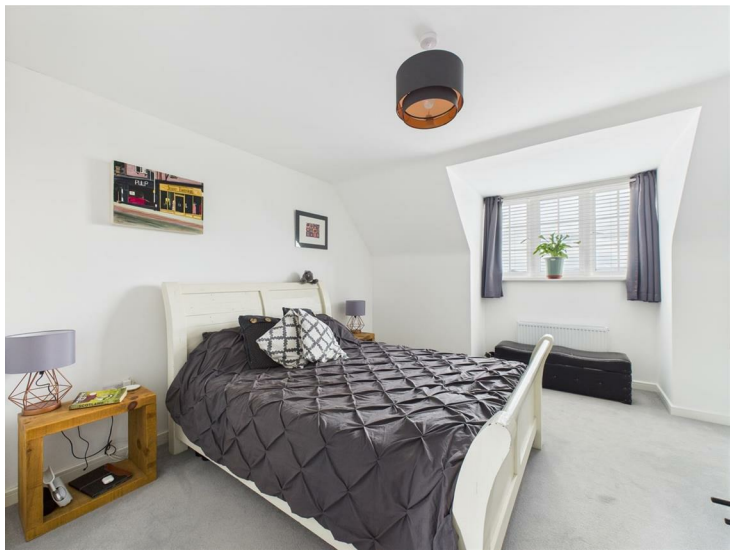
Featuring upgraded tiling and a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower, central heating radiator, shaver point, recessed ceiling spotlighting and double glazed window to rear.



Principle Bedroom

11'11" x 11'8" (3.64 x 3.57)

Having a central heating radiator, feature balustrade overlooking the landing beneath, glazed window to front and open doorway to dressing room.



Dressing Room

7'5" x 7'5" (2.27 x 2.27)

Featuring a sealed unit double glazed Velux window to rear.

En-Suite Shower Room

7'3" x 6'7" (2.23 x 2.01)

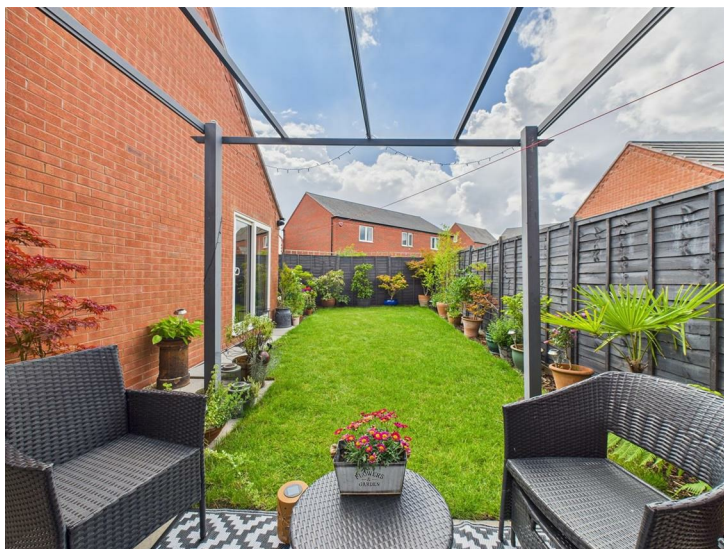
Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, ladder style towel radiator and sealed unit double glazed window to rear.



Outside

The property is set back behind a small fore-garden with lawn, pathway and adjacent tarmac driveway providing access to a detached single garage.

The south facing rear garden features a patio off the lounge and good sized lawn with herbaceous borders containing plants and shrubs. There is space for a timber shed.



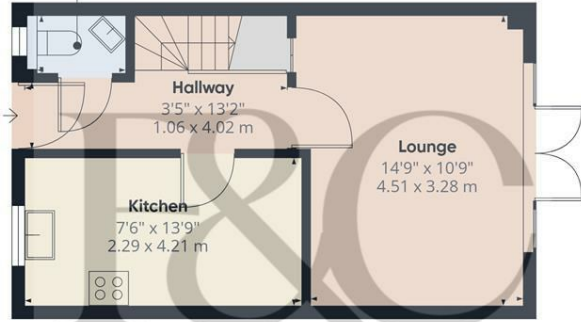
Garage

18'6" x 10'11" (5.65 x 3.33)

With up and over door to front, power, lighting and useful sliding patio door to side giving access to the garden.

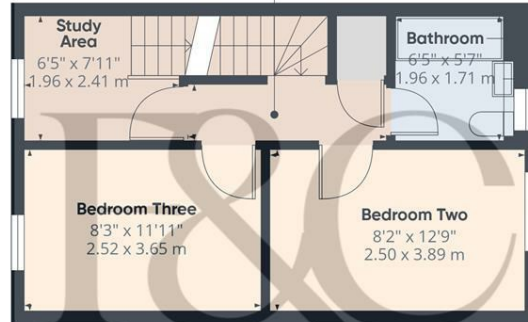
Council Tax Band C

Cloakroom
3'2" x 4'6"
0.97 x 1.38 m



Floor 0 Building 1

Landing
2'11" x 9'10"
0.89 x 3.02 m

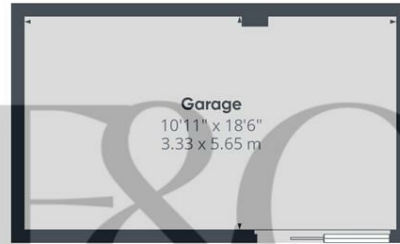


Floor 1 Building 1

En-Suite
7'3" x 6'7"
2.23 x 2.01 m



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1140 ft²
105.9 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	