

Clayton Gardens, Hatton

aksresidential.com

Offers in excess of
£280,000



AKS
THE ESTATE AGENCY

This property at a glance:

1 3 2 2 B

Watch the video

Clayton Gardens, Hatton



Mikaela says:

"I just adore this home on Clayton Gardens, it's one of those properties that just feels right the moment you arrive. The kerb appeal is fantastic and you'd never know it was semi detached with the other home being on the back! Leaving this home with a beautiful double fronted view and giving the illusion of a detached home. The front garden wraps around the house, giving it a lovely open feel, and having the double driveway tucked away to the side works so well, it keeps the frontage attractive while still being practical for everyday family life.

Inside, the layout is what really makes this home shine. It flows beautifully and offers a real sense of space. The kitchen diner runs the full length of the property and, for me, this is the heart of the home. There's plenty of room for cooking, dining and socialising, and the patio doors opening onto the garden make it such a great space. The separate utility room is something I know so many families appreciate – it keeps the main kitchen clutter-free and makes day-to-day life that bit easier. Across the hallway, the living room mirrors the length of the house. With its 3 lovely big windows, it's bright, welcoming and beautifully decorated. The perfect space to unwind. A guest WC finishes this floor off perfectly.

Upstairs, the thoughtful layout continues. All three bedrooms are well proportioned, which isn't always easy to find. The main bedroom benefits from built-in wardrobes and its own en suite. The second bedroom is a spacious double, and the third bedroom is a generously sized single room. The family bathroom is fresh and modern, so there's nothing to do – you can simply move straight in!

Outside, the enclosed garden is another real highlight. With a lawn and patio area, it's ideal for young families, summer barbecues and relaxed weekends at home. The gated access through to the parking is practical and secure, something that works incredibly well for busy households.

What I particularly love about this home is how well it suits family life. Combined with its position in a fantastic village setting, somewhere with a real sense of community – it offers that balance of space, comfort and location that so many buyers are looking for. A home you can truly settle into and enjoy for years to come"

Clayton Gardens, Hatton



Did you spot...

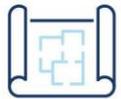
This beautiful home is situated on a lovely corner plot



A message from the seller:

Welcome to our family home! Clayton Gardens holds so many wonderful memories for us that saying goodbye will be really hard. It has been a great house to raise our children in, with a great corner plot position where we are surrounded by lovely, friendly neighbours. We are so lucky to be a short walk from the local school and park, as well as being so close to the post office, pharmacy and shops. The countryside walks that surround Hatton are also brilliant, being only five minutes from the River Dove. We have loved exploring the area together over the last 11 years, making Hatton and Clayton Gardens our home. We're sure you will love living here as much as we have".

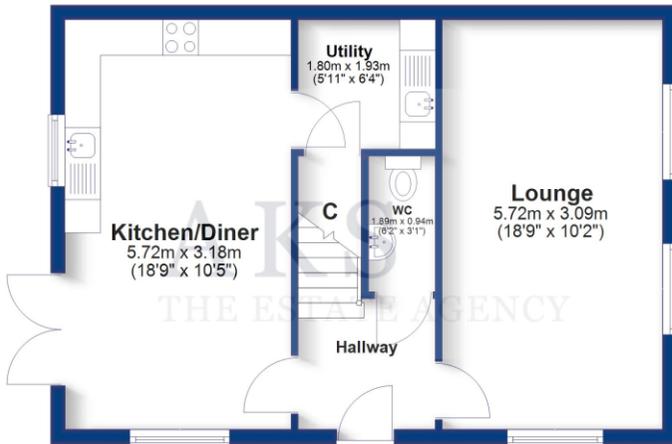
AKS
THE ESTATE AGENCY



Floor Plan

Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 96.2 sq. metres (1035.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(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	

Clayton Gardens, Hatton

Presented by

AKS

THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- BRIGHT AND SPACIOUS LAYOUT
- DOUBLE TANDEM DRIVEWAY PARKING
- IMPRESSIVE CORNER PLOT
- EN SUITE TO BEDROOM 1
- KITCHEN DINER AND UTILITY ROOM
- GREAT VILLAGE 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 Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

