

# Woodmans Croft, Hatton

aksresidential.com

£350,000



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This property at a glance:



# Woodmans Croft, Hatton



## Mikaela says:

Tucked away within a quiet and private cul-de-sac in the ever-popular village of Hatton, this beautifully presented five-bedroom detached family home offers spacious, versatile living in a location that perfectly balances village charm with excellent transport links, highly regarded schools and wonderful family-friendly surroundings.

From the moment I arrived, one of the first things I noticed is just how peaceful the setting feels. With ample driveway parking and easy access to the nearby playing fields via a handy pathway, it's easy to see why this location works so well for families. Stepping inside, you're welcomed into a home that feels both bright and inviting. One of my favourite spaces has to be the living room. Filled with natural light, it feels warm and welcoming from the moment you walk in. The feature media wall with its integrated fireplace creates a real focal point and makes this the perfect room to relax and unwind at the end of the day.

From here, the space flows effortlessly into the kitchen diner, which for me is another real highlight of the home. It's easy to imagine family meals, entertaining friends or simply gathering together at the end of a busy day. The open layout creates a wonderful sense of connection between the rooms while still offering plenty of space for everyday family life.

Leading on from the kitchen is the conservatory, a fantastic additional reception space that enjoys views over the garden and provides a lovely spot to sit with a coffee, read a book or simply enjoy the changing seasons.

The ground floor also benefits from a convenient cloakroom, a generous utility area and an excellent garage conversion. Currently used as a home office, this versatile room could easily become a gym, playroom, snug, hobby room or whatever best suits your family's lifestyle.

Upstairs, the main bedroom is another room I particularly love. It's bright, spacious and feels like a true retreat, complemented by a really well-sized en-suite. There are four further bedrooms, one of which is currently arranged as a dressing room, offering flexibility for growing families, guests or those working from home. These are all served by the family bathroom.

Outside, the garden is a real standout feature. Private and wonderfully enclosed, it's a fantastic space for children to play, for summer barbecues with family and friends or simply for enjoying some peace and quiet. It feels like a natural extension of the home and offers plenty of room for both relaxing and entertaining."

This is a home that provides plenty of space, versatile living and such a peaceful village setting. With excellent schools, great transport links and a location that feels tucked away while remaining incredibly convenient, this is a home that's easy to fall in love with "space and well-proportioned rooms!"

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## Did you spot...

This fantastic family home has a converted garage creating an extra reception room



## A message from the seller:

"Welcome to our home. We have lived here 12 years and we purchased it pre-children. We love the area, walking distance from the primary school & secondary school bus routes throughout the village. It is walking distance to parks and nice walks, shops and local pubs & an Indian restaurant are within walking distance.

Our house was a dream come true when we first purchased it and we saw all the potential that we hope you see too!

The cul de sac is pretty quiet, it's such a nice area to live in. The neighbours are great too. We hope the next buyer of this house loves it as much as we have."

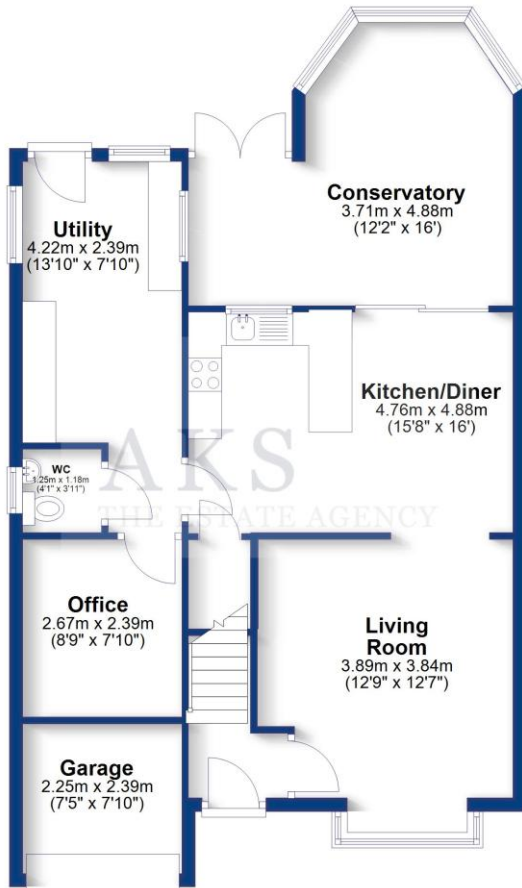
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# Floor Plan

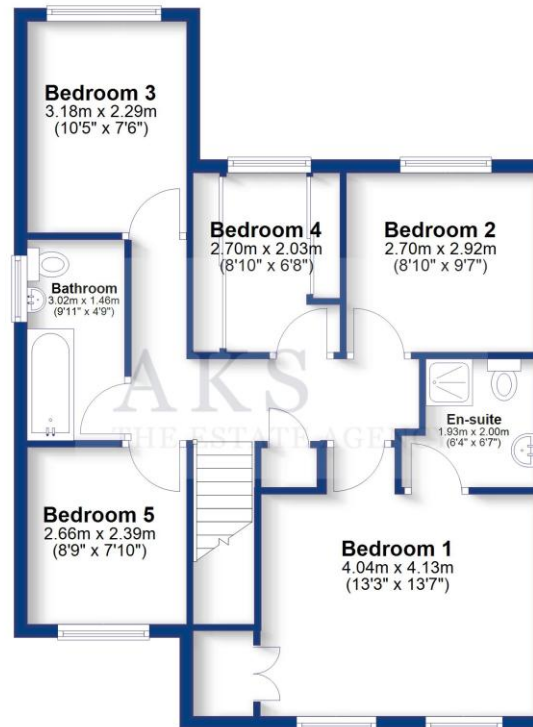
## Ground Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



## First Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 143.4 sq. metres (1543.5 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Key Features:

- 5 BEDROOM, DETACHED HOUSE
- VERSATILE DOWNSTAIRS LIVING AREAS
- GARAGE CONVERSION CREATING AN ADDITIONAL ROOM
- MAIN BEDROOM WITH EN-SUITE
- FANTASTIC CUL-DE-SAC LOCATION
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- GREAT TRANSPORT LINKS
- EPC RATING D



## 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. An added benefit is the park that has recently been opened on the estate!



## 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

