

Fletcher & Company

3 Bridewell Lane, Hatton, Derby, DE65 5RP

Offers Around £289,950

Freehold



- Beautifully Presented Modern Detached Home
- Remaining NHBC Warranty For Added Peace Of Mind
- Bright Open-Plan Living Diner Kitchen
- French Doors Opening Onto Private Rear Garden
- Three Well-Proportioned Rooms
- En-Suite To Principle Bedroom
- Driveway Parking For Two Vehicles
- Within Sought-After School Catchment
- Quiet And Desirable Residential Setting
- Close to Excellent Transport Links





Summary

Beautifully presented throughout, this modern home built by Ashberry Homes is situated within a quiet cul-de-sac location in the highly regarded South Derbyshire village of Hatton.

The property offers well-proportioned and light-filled accommodation comprising a bright and spacious lounge, a generous kitchen diner with French doors opening onto the rear garden, ground floor WC and separate utility room. To the first floor are three good-sized bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom.

Externally, the home benefits from parking for two vehicles positioned side by side and an easy-to-maintain rear garden, ideal for modern living. Conveniently located close to village amenities and Hatton train station, the property combines village charm with excellent commuter links.

F&C

The Location

Hatton is a sought-after South Derbyshire village offering a strong sense of community alongside excellent everyday amenities. The village benefits from local convenience facilities and access to schooling options, together with Hatton train station providing direct rail links for commuters.

There are excellent road connections to the A50 and A38, giving easy access to Burton upon Trent and Derby, making this an ideal base for those travelling for work. The area also enjoys an abundance of public footpaths, open green spaces, parks and cycling routes, perfect for outdoor enthusiasts and families alike.

Hatton combines village charm with excellent connectivity, making it a particularly desirable place to call home.

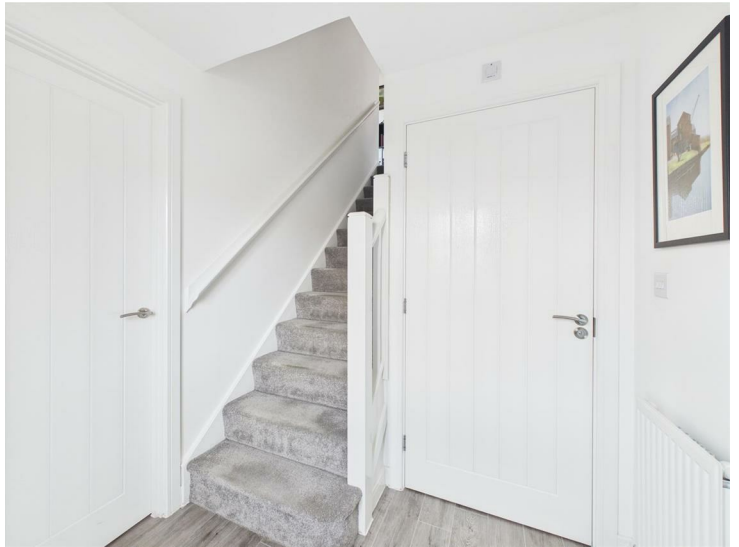
Accommodation

Ground Floor

Entrance Hall

6'5" x 5'8" (1.96 x 1.74)

A welcoming entrance hall finished in neutral décor with grey ceramic tiled flooring, radiator, ceiling light point, smoke alarm and heating thermostat. Stairs rising to the first floor.



Cloakroom

5'4" x 3'3" (1.65 x 1.00)

Fitted with a two-piece suite including wash hand basin with mixer tap and low-level WC with push-button flush. Complemented by stylish half-height grey marble-effect tiling, radiator, extractor fan and grey ceramic tiled flooring.



Living Room

16'9" x 9'5" (5.11 x 2.88)

A bright and spacious dual-aspect reception room enhanced by a window to the front and two additional windows to the side elevation, allowing for an abundance of natural light throughout. Finished with grey carpet, two radiators and television point.



Kitchen/Diner

16'8" x 8'11" (5.10 x 2.74)

A generous and light-filled kitchen diner featuring grey ceramic tiled flooring and French doors opening onto the rear garden. The dining area benefits from a window to the front aspect, while the kitchen enjoys an additional window to the rear, creating a bright and sociable layout ideal for modern family living.

The kitchen is fitted with a range of stone-coloured wall and base units with chrome handles and glass splashback, incorporating a double electric oven, four-ring gas hob with stainless steel extractor hood over, stainless steel sink with mixer tap, integrated dishwasher and integrated fridge freezer. The boiler is neatly housed within the cabinetry.



Utility Room

6'6" x 4'11" (1.99 x 1.51)

A practical and well-appointed utility room fitted with matching base and wall units providing excellent storage space, along with an additional storage cupboard. There is an integrated washing machine and tumble dryer, radiator and ceiling light point.



First Floor Landing

10'7" x 3'7" (3.24 x 1.10)

Grey carpeted flooring with a side aspect window allowing natural light to flow through the landing. Ceiling light point, smoke alarm and loft access.



Bedroom One

10'3" x 9'9" (3.14 x 2.99)

A spacious principal double bedroom enjoying windows to both the front and side elevations, creating a bright and airy feel. Fitted double wardrobe provides excellent storage space. Finished with grey vinyl flooring and radiator.



En-Suite

7'4" x 4'8" (2.24 x 1.43)

Comprising shower enclosure with full height grey marble effect tiling, wash hand basin with mixer tap and low level WC with push button flush. Privacy window, extractor fan and ceiling light point.



Bedroom Two

9'4" x 8'11" (2.86 x 2.74)

A good-sized double bedroom with window to the front elevation allowing for plenty of natural light. Grey carpeted flooring, radiator and useful built-in cupboard over the bulkhead offering valuable additional storage.



Bedroom Three

8'10" x 6'9" (2.70 x 2.08)

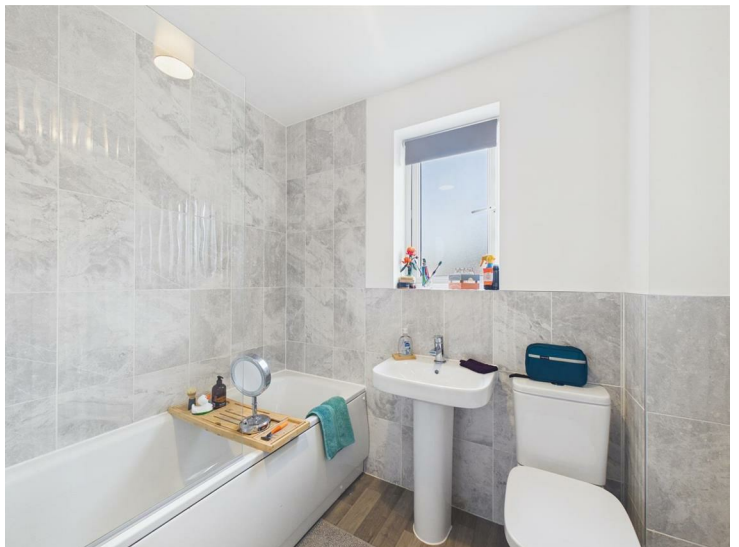
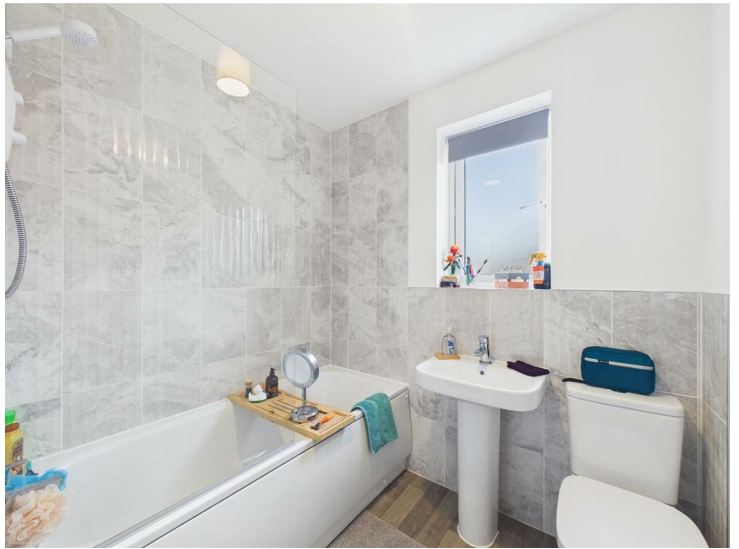
A well-proportioned single bedroom with window to the side elevation, grey flooring, radiator and ceiling light point, ideal as a bedroom, nursery or home office.



Family Bathroom

7'2" x 5'6" (2.19 x 1.70)

Fitted with a three-piece suite comprising panelled bath with electric shower over and glass screen, wash handbasin with mixer tap and low level WC with push button flush. Full height tiling over the bath area, privacy window providing natural light, extractor fan and radiator.



Outside

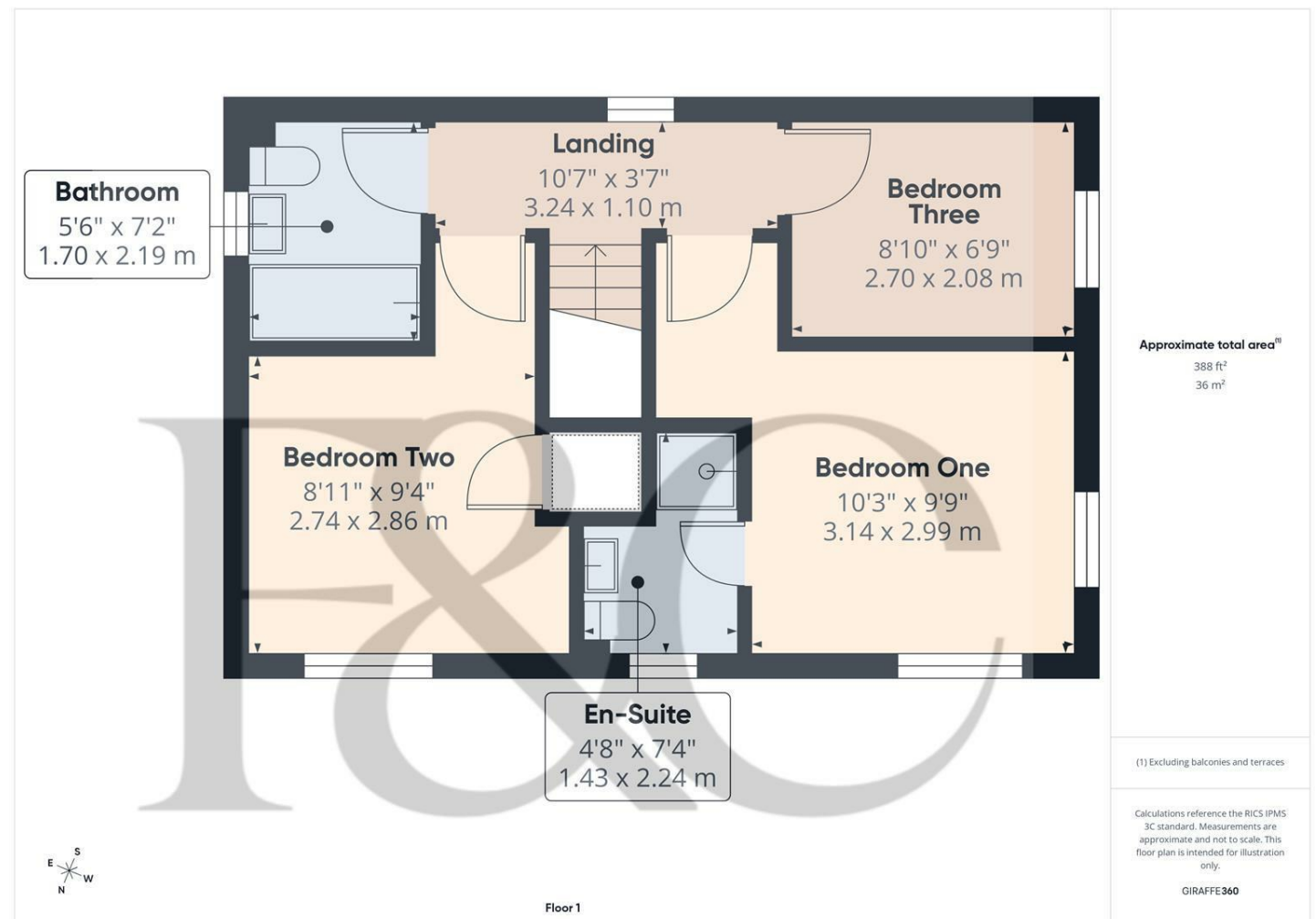
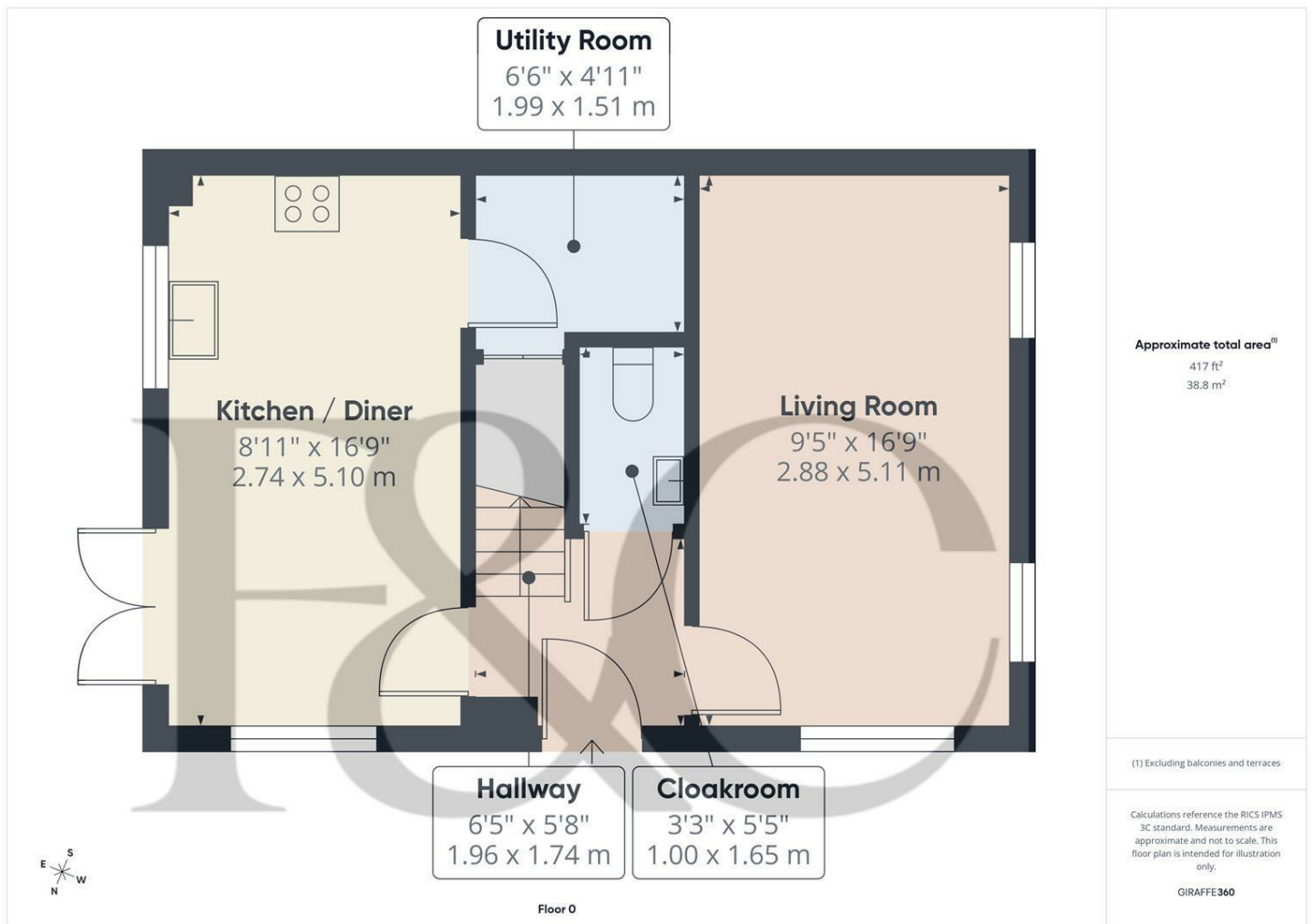
To the rear is a private and enclosed east facing garden, not overlooked, mainly laid to lawn with patio area and gated access to the driveway, providing a pleasant and easy-to-maintain outdoor space.

The property benefits from two allocated parking spaces positioned side by side.



Council Tax Band D







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3 Bridewell Lane
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	