

Claremont Lane, Hatton

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Offers in excess of
£270,000



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This property at a glance:



1



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Watch the video



Claremont Lane, Hatton



Jess says:

"What I really like about this home is its setting. Located in the popular village of Hatton, it offers a fantastic balance of village life and convenience, with excellent transport links close by and a real family-friendly feel. As I arrive, the attractive double-fronted design immediately catches my eye, while the driveway leads to side-by-side parking for two vehicles directly in front of the property. There's also gated access to the rear garden, making everyday life that little bit easier.

Stepping inside, I'm welcomed by a bright entrance hall, where there's a handy downstairs WC, always a practical addition for busy family life.

To my right, I find the living room, and it's a wonderfully bright space. Three windows allow natural light to flood in throughout the day, creating a room that feels both spacious and inviting. It's the perfect place to unwind, whether you're spending a quiet evening in or enjoying time with family and friends.

Across the hallway, the kitchen and dining room offers another fantastic family space. Modern in design and generous in size, there's plenty of room for cooking, dining and gathering together. The adjoining utility area keeps the practical side of everyday living neatly tucked away, while the French doors draw your attention straight out to the garden and fill the room with even more natural light.

Stepping outside, the garden is a real highlight for me. It's an excellent size, offering plenty of space for children to play, summer entertaining or simply relaxing outdoors. The seating areas have been thoughtfully positioned to make the most of the space, while the summer house provides a fantastic addition, whether you're looking for somewhere to work, unwind or enjoy a hobby.

Heading upstairs, the main bedroom is a lovely size and benefits from a stylish modern en-suite shower room, creating a comfortable retreat at the end of the day. The second bedroom is another generous double with a bright and airy feel, while the third bedroom is a versatile space that's ideal as a nursery, child's bedroom or home office. A well-appointed family bathroom completes the first floor.

For me, this home offers everything a growing family could want. Bright, well-proportioned rooms, a fantastic garden and a popular village location all come together to create a home that's practical, welcoming and easy to enjoy for years to come."



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Did you spot...

This fantastic family home has side by side parking for 2 vehicles



A message from the seller:

"We chose this home because it brought us closer to family while still keeping us in the ideal catchment for the primary and secondary schools we valued. The south-facing garden has been a real joy — sunny all day and the perfect size for family life. We've loved the quiet location and the convenience of having parking right at the front".

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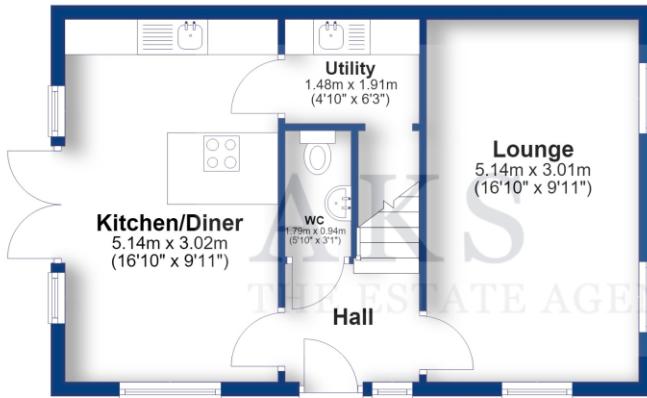


Floor Plan

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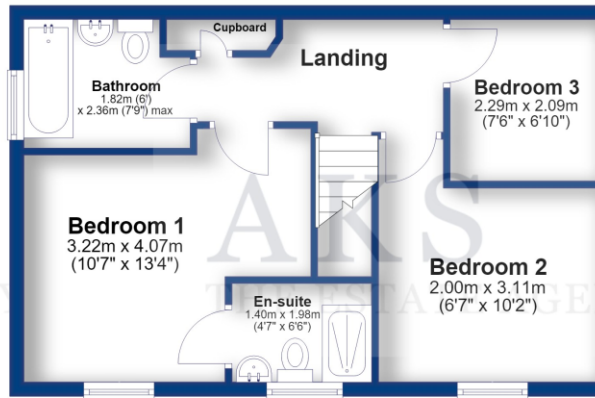
Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- MODERN 3 BEDROOM, SEMI-DETACHED HOUSE
- MAIN BEDROOM WITH EN-SUITE
- FANTASTIC VILLAGE LOCATION
- UTILITY ROOM AND DOWNSTAIRS WC
- SIDE BY SIDE PARKING FOR TWO CARS
- EPC RATING B



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 **Jess** call
01332 30 30 30

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



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