



Claremont Lane, Hatton, Derby



Guide price £365,000



Key Features

- Fabulous Almost New Detached Home
- Occupying Large Plot With Extensive Parking & Garage
- Overlooking Small Open Ground & Small Pond
- Up-Graded Specification Throughout
- Situated Close To Local Amenities & Facilities
- Fabulous Open Plan Living Dining Kitchen
- EPC rating B
- Freehold





*** High Spec Nearly New Home With Fabulous Parking & Great Outlook ***

Situated on this new development this spacious, four bedroomed, detached family home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - large entrance hall with guest cloak off, good sized lounge, lovely open plan living dining kitchen with quality units and extensive integrated appliances and on the first floor floor a landing leads to four double bedrooms, the master having en-suite together with family bathroom. The property enjoys both dual zone gas central heating and Upvc double glazing. Outside to the front of the home is a sweeping tarmac driveway providing parking for up to six vehicles and leading to the integral garage and to the rear is a pleasant enclosed mainly lawned garden.

Accommodation In Detail

Open Recessed Entrance

having composite entrance door with obscure glazed windows to either side leading to

Entrance Hall 5.75m x 2.00m (18'11" x 6'7")

having light grey ceramic tiling to floor, one central heating radiator, fitted smoke alarm and staircase rising to first floor and courtesy access door to garage.

Guest Cloak Room

having low level twin flush push button wc with concealed cistern, pedestal wash basin, ceramic tiling to floor, splashback tiling, one central heating radiator, fitted extractor vent.

Large Sitting Room 3.05m x 4.84m (10'0" x 15'11")

having Upvc double glazed window to front elevation, bespoke timber shutters and one central heating radiator.

Open Plan Dining Kitchen 8.41m x 3.43m (27'7" x 11'4")

featuring:

Dining/ Family Room 5.32m x 3.13m (17'6" x 10'4")

having ceramic tiling to floor, two double central heating radiators and Upvc double glazed French doors with double glazed units to either side opening out to the rear patio.

Kitchen Area 3.09m x 3.43m (10'1" x 11'4")

having a lovely array of light grey base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, integrated Zanussi appliances including dishwasher, four ring gas hob with extractor canopy over, double oven and fridge/freezer, ceramic tiling to floor, low intensity spotlights to ceiling, Upvc double glazed window to rear elevation and fitted smoke alarm.

On The First Floor

Spacious Landing

having access to loft space, fitted smoke alarm and full height cupboard housing the pressurised hot water cylinder.

Master Bedroom 4.21m (excluding wardrobe recess) x 4.07m narrowing to 3.05m

having Upvc double glazed window to front elevation, integrated shutters, one central heating radiator and lovely array of double built-in wardrobes by Hammonds.

En-Suite Shower Room

having suite comprising vanity wash basin, low level wc, over-sized shower enclosure with thermostatically controlled shower, low intensity spotlights to ceiling, obscure Upvc double glazed window to front elevation, one central heating radiator, fitted extractor vent and full tiling complement to two walls and ceramic tiling to floor.

Bedroom Two 3.13m x 4.21m (10'4" x 13'10")

having Upvc double glazed window to front elevation, integrated shutters, one central heating radiator and two double built-in wardrobes by Hammonds.



Bedroom Three 3.05m x 3.52m (10'0" x 11'6")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Four 3.12m x 2.40m (10'2" x 7'11")

having Upvc double glazed window to rear elevation, one central heating radiator and large walk-in store.

Bathroom

having quality white suite comprising panelled bath with thermostatically controlled shower over, vanity wash basin, low level twin flush wc with concealed cistern, fitted shaver point, obscure Upvc double glazed window to rear elevation, heated chrome ladder towel radiator and low intensity spotlights to ceiling.

Outside

A sweeping driveway provides parking for up to six vehicles and gives access to an integrated garage. To the rear is a pleasant mainly lawned garden screened by timber fencing with a paved patio area.

Garage 3.01m x 6.00m (9'11" x 19'8")

having up and over door, electric light, power and fitted gas fired central heating boiler with dual zone facility.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

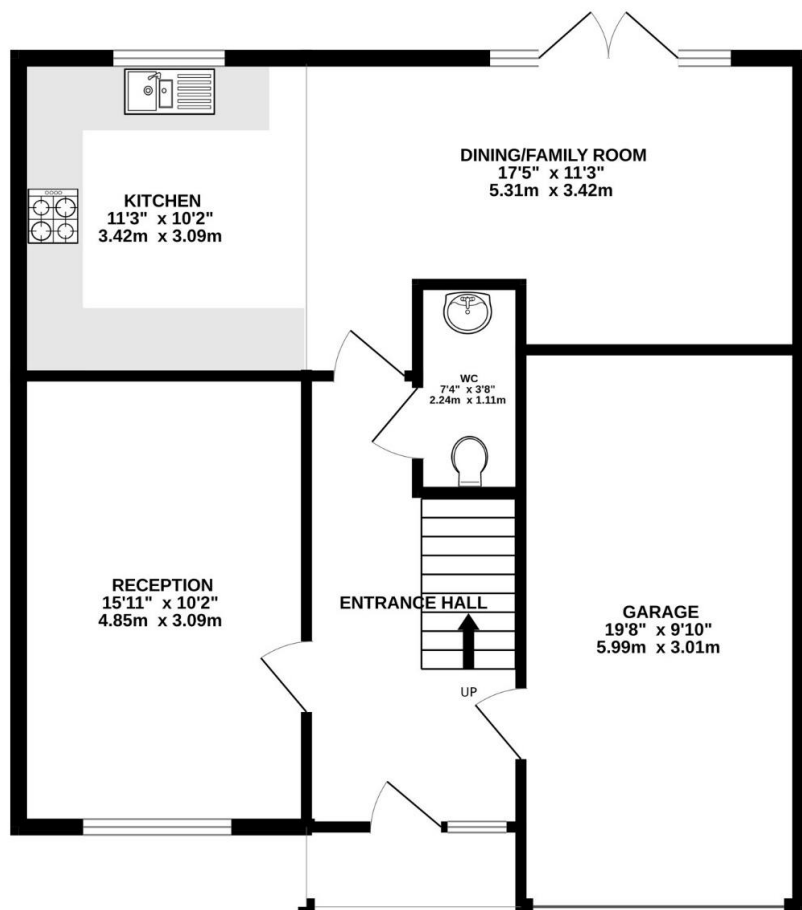
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

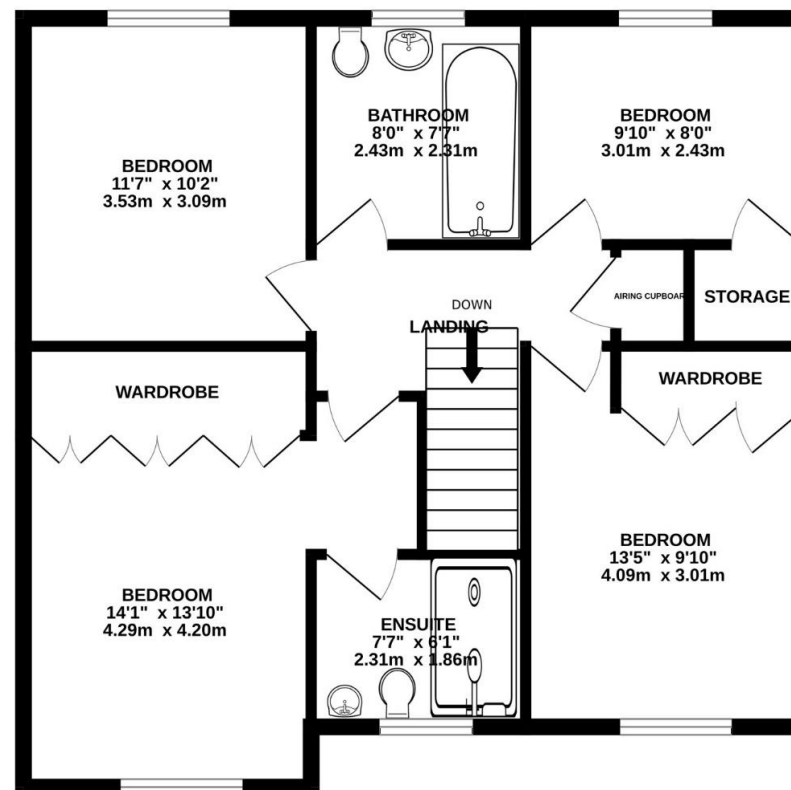




GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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