

Wren Close, Hatton

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Offers over
£250,000



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This property at a glance:



Wren Close, Hatton



Jodie says:

“Tucked away on a quiet cul-de-sac on the popular Cherry Blossom estate in Hatton, this three-bedroom semi-detached home is less than four years old, offering all the benefits of a modern build combined with a layout that genuinely works for everyday family life.

One of the things I really like about this home is how practical it feels from the moment you walk in. You're welcomed by a useful entrance hallway with space for coats and shoes, something that makes such a difference in keeping the rest of the house feeling tidy and organised. There's also a convenient downstairs WC, which is ideal for guests and busy family living.

The living room sits at the front of the property overlooking the fields, which gives it a really peaceful feel, and I think the panelled feature wall adds a lovely modern touch.

To the rear of the home is the kitchen diner, and for me this is definitely one of the standout spaces. It feels sleek and modern thanks to the integrated appliances and clean finish, but still really practical with plenty of room for a large dining table.

It's easy to imagine this becoming the hub of the home, whether that's family dinners, entertaining friends or just everyday life. The patio doors opening onto the garden also help the inside and outside spaces flow really nicely, especially during the warmer months.

Upstairs, there are two well-sized double bedrooms along with a versatile single bedroom that could work equally well as a nursery, guest room or home office depending on what you need. The main bedroom has plenty of room for furniture as well as a stylish en-suite that keeps the modern feel running throughout the home.

Outside, the garden has been thoughtfully arranged with a slabbed patio area directly outside the doors and a separate lawned section beyond. I think this layout works really well because it naturally creates different spaces for relaxing, dining or children to play. There's also a tandem driveway with space for two vehicles, which is always a huge benefit for busy households or visiting guests.

Location-wise, I think this home strikes a really nice balance. You're close enough to village shops, amenities and the train station to make day-to-day life and commuting easy, but you're also surrounded by lovely countryside walks, so it still has that quieter, more peaceful feel.

Overall, this is the kind of home that feels easy to live in, modern, practical and well thought out, making it a fantastic option for first-time buyers, young families or anyone wanting a home ready to move straight into”.



Wren Close, Hatton



Did you spot...

This beautiful family home is available with no onward chain



A message from the seller:

"Welcome to our much-loved family home. Selling our house is incredibly bittersweet, as we have truly loved living here for the past seven years. What started as the perfect home for us as a couple has grown with us into a wonderful family home for our family of four, filled with so many happy memories along the way. The area offers everything you could want for family life, with friendly neighbours, beautiful green spaces, a lovely nearby park, and a fantastic local school all within "This home will always hold a special place in my heart as it was the first home I shared with my daughter. When I was looking to buy, the countryside views were the standout feature for me. Unlike many new-build properties, this home doesn't feel overlooked or boxed in; instead, it offers a wonderful sense of space and openness that I appreciated from day one.

The location has been perfect for family life, with excellent primary and secondary schools nearby and plenty of beautiful walks right on the doorstep for both children and dogs. We've spent many happy hours exploring the local area and enjoying the surrounding green spaces.

The only reason for moving is that I am now living with my partner, but I hope the next owners will love this home and everything it has to offer as much as we have."

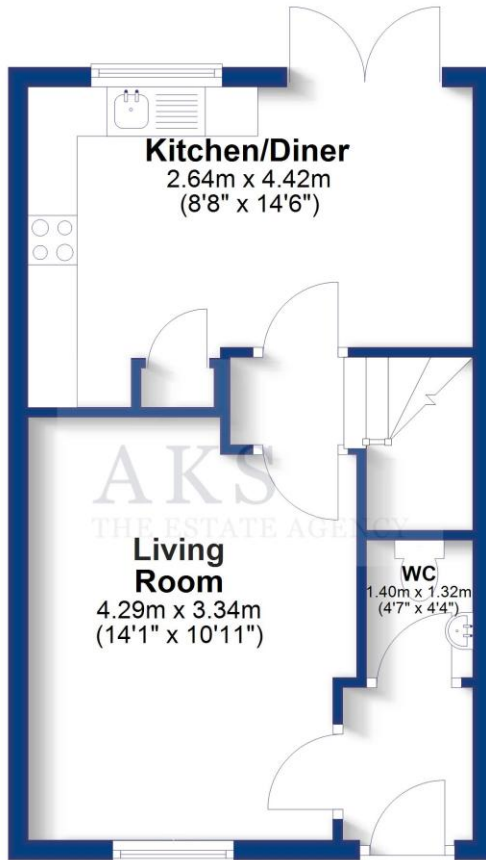
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Floor Plan

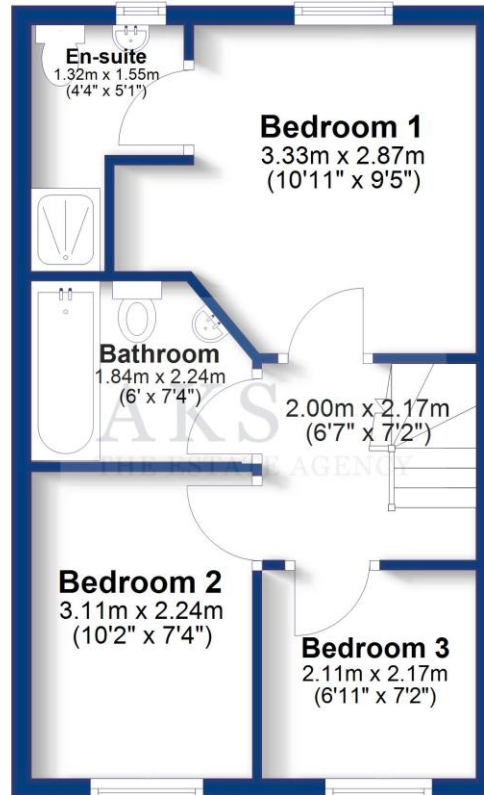
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)
(excluding WC)



First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 66.9 sq. metres (720.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(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 & Wales	EU Directive 2002/91/EC	

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Key Features:

- NO ONWARD CHAIN
- 3 BEDROOM, SEMI-DETACHED HOUSE
- REAR KITCHEN-DINER
- MAIN BEDROOM WITH EN-SUITE
- SOUTH FACING GARDEN
- FIELD VIEWS
- 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. 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 **Jodie** call
01332 30 30 30

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

