

# Woodmans Croft, Hatton

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Offers in excess of  
**£330,000**



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This property at a glance:



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# Woodmans Croft, Hatton



## Jodie says:

“This beautifully cared for and consistently updated four-bedroom detached home is tucked away in a peaceful cul-de-sac in the lovely village of Hatton. The location is wonderfully quiet and private, yet still within easy reach of local shops and everyday amenities, so everything you need is close by.

At the front of the property there’s convenient side-by-side parking, which makes life that little bit easier for families or when guests visit. The garage has been thoughtfully converted to create an additional room downstairs — perfect as a home office, playroom or snug — while still keeping a handy storage area at the front

Inside, the living room sits at the front of the house and is a really spacious, welcoming room. It’s decorated in neutral tones, making it easy to add your own style, and the large bay window fills the space with natural light.

To the rear of the home is the kitchen diner, which is one of the real social hubs of the house. It’s a great size and has doors that open directly out to the garden, which makes entertaining or family meals flow effortlessly between indoors and out. The shaker cupboards are super stylish and include some fantastic touches, such as a wine rack and an integrated microwave. There’s also a separate utility area and a downstairs WC — both incredibly practical for busy day-to-day living and keeping the main kitchen space clutter-free.

Upstairs there are three generous double bedrooms. The main bedroom has to be my favourite — it feels really calm and stylish, with fitted wardrobes, decorative panelling on the feature wall, and wall-mounted lights positioned perfectly above the bedside tables, creating a lovely hotel-style feel. The fourth bedroom is currently set up as a beautiful dressing room with built-in sliding wardrobes, although it could easily be used as a bedroom, nursery or home office depending on what you need.

Outside, the garden has been landscaped to create a low-maintenance outdoor space that’s ideal for relaxing or entertaining. There’s a patio seating area, a shed for storage, and even a converted bar area which makes it a brilliant space for hosting friends and family.

All in all, it’s a home that combines practical living space with a peaceful village setting — something that’s made it a wonderful place to live.”



# Woodmans Croft, Hatton



## Did you spot...

This beautiful family home is located on a quiet cul de sac



## A message from the seller:

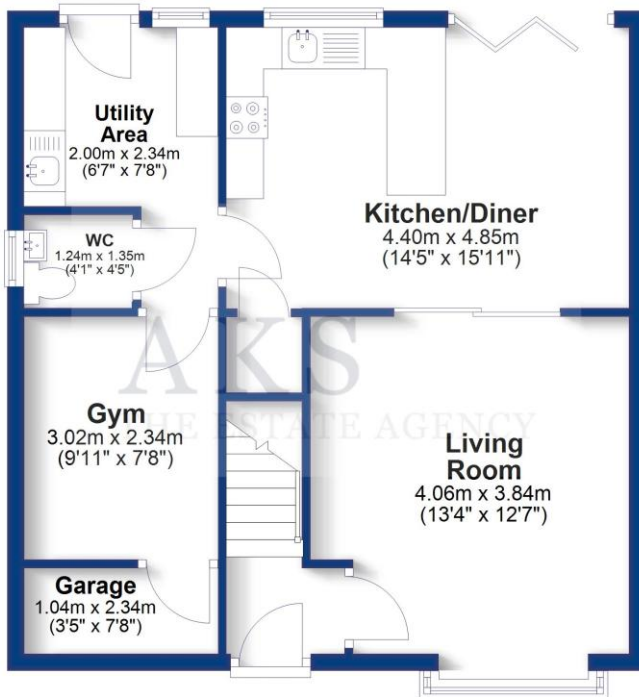
"We moved into the property five years ago after thirty years in Mickleover. We chose Hatton because of the village community vibe. We have found the people of Hatton are really friendly and welcoming. Woodmans Croft is no exception. Everyone on the Croft is very Friendly and welcoming we have made some good friends whilst being here. We totally renovated the house to the standard it is today , and in a way it will be sad to leave here as We have loved living here .But we have decided we want to undertake another project in a rural location, but will hopefully still stay reasonably local to the area."

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# Floor Plan

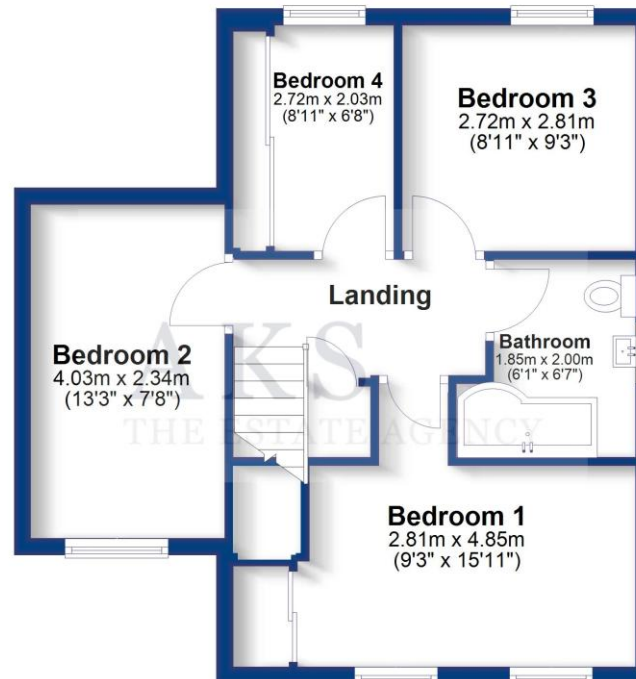
## Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



## First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 103.2 sq. metres (1110.7 sq. feet)

## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- EPC RATING D
- 4 BEDROOM DETACHED HOME
- POPULAR VILLAGE LOCATION
- QUIET CUL-DE-SAC LOCATION
- VERSITILE DOWNSTAIRS LIVING AREAS
- BEAUTIFULLY LANDSCAPED GARDEN AND ENTERTAINING SPACE



## 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 **Jodie** call  
**01332 30 30 30**

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

