





Welcome to this charming semi-detached family home located on Wren Close in the desirable area of Hatton, Derby. This property, built by the reputable Ashberry Homes, offers a perfect blend of comfort and modern living, making it an ideal choice for families.

The accommodation comprises of spacious lounge, well-designed kitchen diner and cloakroom is located on the ground floor.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation. A family bathroom serves the other two bedrooms, ensuring that everyone has access to modern facilities.

Outside, the property benefits from a driveway, providing off-road parking for your convenience. The enclosed rear garden offers a safe and private space for children to play or for hosting summer barbecues with friends and family.

This delightful home is situated in a popular residential area, making it an excellent choice for those seeking a peaceful yet connected lifestyle. With its modern amenities and family-friendly layout, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.



Accommodation

Ground Floor

The accommodation begins with an entrance hallway providing access to a useful ground floor WC and door leading to the living room. To the front of the property is a well-proportioned living room, offering ample space for seating and living furniture and benefitting from natural light via the front elevation. To the rear is a modern kitchen diner, fitted with a range of contemporary wall and base units with complementary work surfaces and integrated cooking appliances. The kitchen provides space for dining furniture and features double doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

First Floor

To the first floor, the landing leads to three bedrooms and the main bathroom. The master bedroom is a comfortable double room and benefits from its own en-suite shower room, fitted with a modern white suite comprising a shower enclosure, wash hand basin and low-level WC. Bedroom two is a further well-proportioned room, while bedroom three offers versatility as a single bedroom, home office or nursery. The main bathroom serves the remaining bedrooms and is fitted with a contemporary suite including a bath with shower over, wash hand basin and WC, finished in a clean and neutral style.

Outside

To the front of the property is off-street parking, with the house enjoying an open aspect across

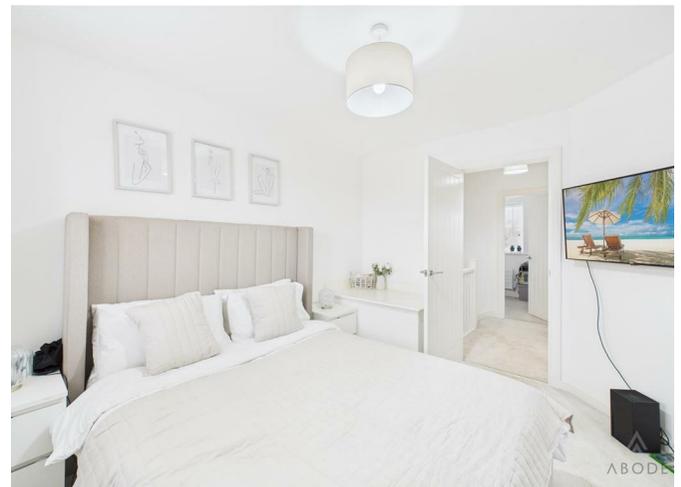


green space beyond the development. The rear garden is enclosed and enjoys open views beyond, offering a good degree of privacy. The garden includes a paved patio area ideal for seating and entertaining, with a lawned section beyond and timber fencing to the boundaries, making it a practical and manageable outdoor space.

Location

Hatton is a popular village location offering a blend of countryside surroundings and convenient access to nearby towns. The area is well placed for commuters, with good

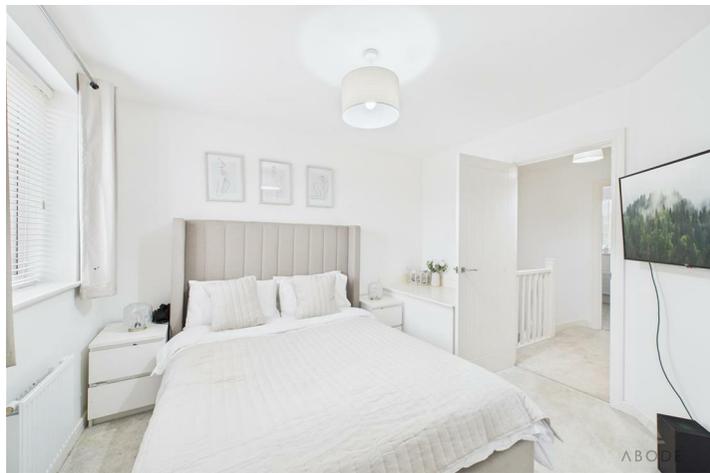




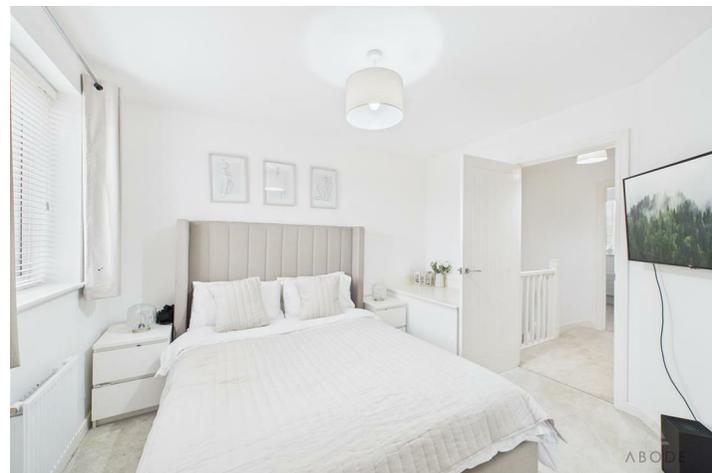


road links to Burton-on-Trent, Derby and the A50, providing access to the wider motorway network. Local amenities, schools and transport links are within easy reach, while the surrounding countryside offers pleasant walks and outdoor pursuits, making this an appealing location for those seeking a balance of village living and accessibility.











Entry
1.32 x 1.33 m
4'3" x 4'4"

Living Room
3.44 x 4.24 m
11'3" x 13'10"

Kitchen Diner
4.51 x 2.63 m
14'9" x 8'7"

WC
0.98 x 1.42 m
3'2" x 4'7"

Hallway
1.13 x 0.92 m
3'8" x 3'0"

Approximate total area⁽¹⁾
33.4 m²
359 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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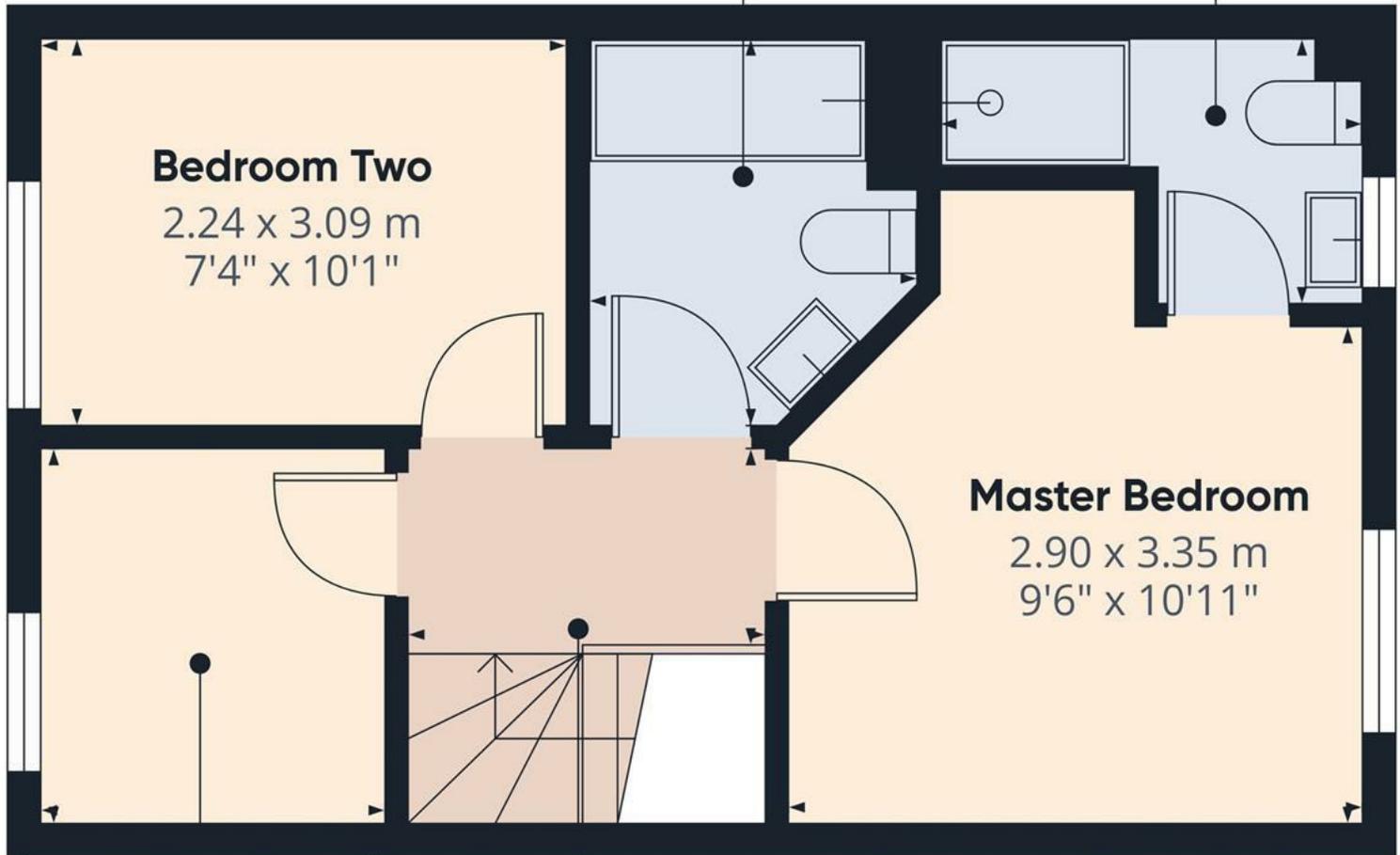


Floor 0



Bathroom
2.24 x 1.80 m
7'4" x 5'11"

En-Suite
1.55 x 2.45 m
5'1" x 8'0"



Bedroom Two
2.24 x 3.09 m
7'4" x 10'1"

Bedroom Three
2.20 x 2.07 m
7'2" x 6'9"

Landing
1.25 x 2.03 m
4'0" x 6'7"

Master Bedroom
2.90 x 3.35 m
9'6" x 10'11"

Approximate total area⁽¹⁾
30.6 m²
329 ft²

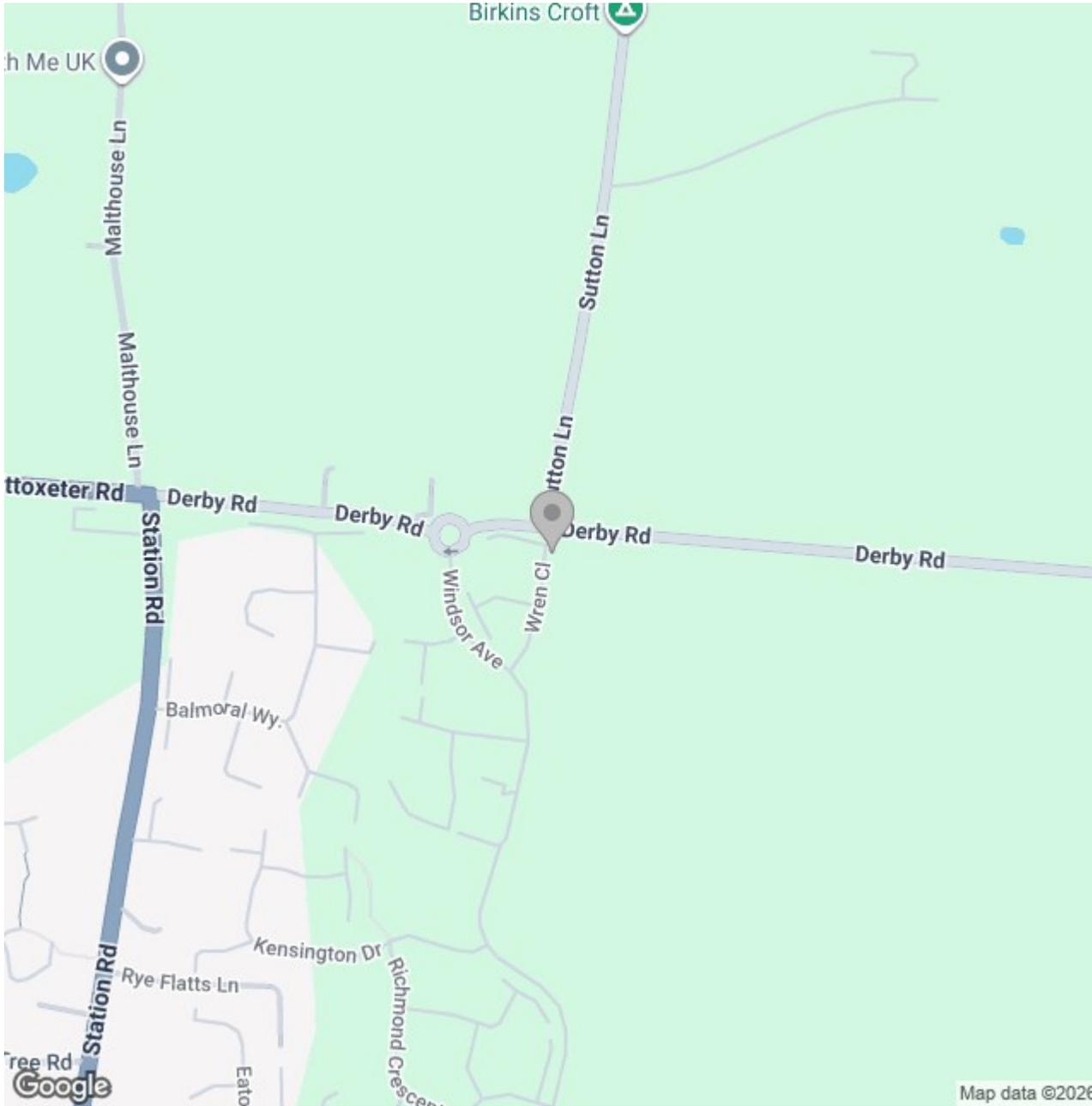
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Floor 1

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	