

Wren Close, Hatton, Derbyshire. DE65 5RL

£279,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

Set within a sought-after cul-de-sac in the popular village of Hatton, this stylish three-storey semi-detached townhouse offers bright, flexible living space ideal for modern family life. Thoughtfully arranged across three floors, the home features four generous bedrooms, contemporary interiors, and a landscaped rear garden designed for privacy and easy upkeep.

The accommodation comprises an entrance hall leading to a spacious kitchen-dining room, comfortable living room, and ground-floor cloakroom. The first floor offers three well-proportioned bedrooms and a family bathroom, while the impressive top-floor principal suite benefits from its own en-suite shower room. Outside, the landscaped rear garden provides a low-maintenance outdoor retreat, complemented by tandem driveway parking and an EV charging point.

Hatton is a popular family village with local shops, pubs, takeaways, and good transport links. The property is in catchment for Heath Fields Primary School, with secondary schooling in nearby Etwall. Easy access to the A50 and A38 provides convenient routes to Derby, Burton upon Trent, and surrounding areas.

A superb modern home in a welcoming village setting—ideal for families or anyone seeking stylish living with excellent connections.

FEATURES

- Stylish three-storey semi-detached townhouse
- Four well-proportioned bedrooms arranged over three floors
- Sought-after cul-de-sac location in Hatton
- Spacious kitchen-diner plus bright and comfortable living room
- Impressive top-floor principal suite with private en-suite shower room
- Landscaped, low-maintenance rear garden offering good privacy
- Tandem driveway parking with EV charging point
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

External

Entrance Hall

Outside

Guest WC

The rear garden is thoughtfully designed for style and low maintenance, featuring a raised area of artificial lawn, paved and gravelled sections, and a summer house/bar. It offers a private outdoor space, while the front provides tandem driveway parking with an EV charging point.

Kitchen-Diner

Disclaimer

Living Room

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

First Floor

2: These particulars do not constitute part or all of an offer or contract.

Bedroom Two

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Bedroom Three

4: Potential buyers are advised to recheck the measurements before committing to any expense.

Bedroom Four

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

Family Bathroom

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Second Floor

Master Bedroom

En Suite



FLOORPLAN & EPC

