

# Wren Close, Hatton

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Offers in excess of  
£230,000



This property at a glance:



1



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2



2



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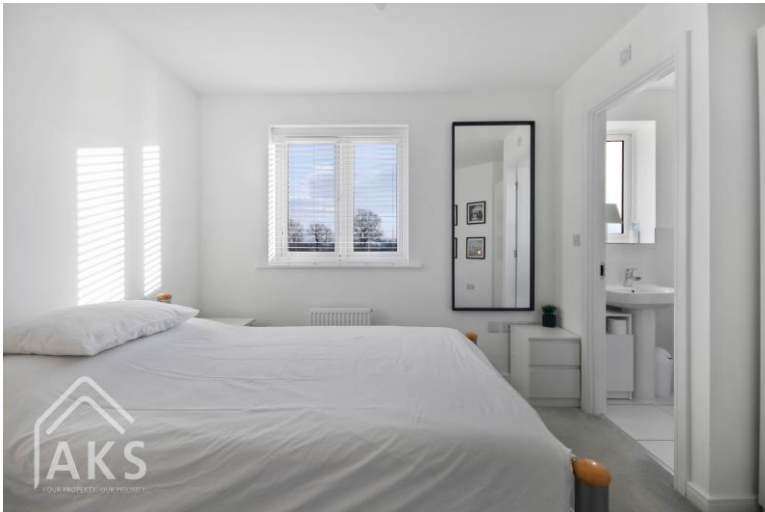


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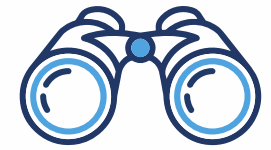


## Mikaela says:

*"The first thing that strikes you about this home is just how beautifully presented it is. It's truly perfect and you wouldn't have to lift a finger. The walls have all been left white so you could really put your own stamp on the home. There's a guest WC just off the entrance hallway as you walk in and the living room looks out to the front of the home. It's a really good size as well as being really light and bright. A further small hallway then leads you through into a kitchen diner that spans the width of the home. There's a storage cupboard in there, integrated appliances and doors out to a lovely low maintenance and simple garden with beautiful views behind it! Upstairs the bedrooms are a great size. There's a good sized single, a generous double and a master that looks out to those stunning field views at the back. The master has been shaped in a way that incorporates space for a wardrobe without losing floor space, alongside a useful en-suite. Upstairs, there's also a good sized, modern family bathroom with a shower over the bath. Outside there are also 2 side by side parking spaces! My favourite detail about this home has got to be its position. Close to village amenities, country walks and that view that's worth multiple mentions! It really is just stunning. Not to mention being presented like a show home!"*



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**Did you spot...**

This showroom standard home is only 2 years old



## A message from the seller:

*"Looking for peace, quiet and tranquillity? This is the house for you! Living in this house for over two years since new has been a wonderful experience, enjoying the quiet town of Hatton with local shops and pubs all within a close proximity walk, and for further amenities in either Burton or Derby within a 20-minute drive. One of the best features of this new build house and possibly on the whole housing development is that the rear garden backs onto a farmer's field with no other houses behind, a rare occurrence for a new build development I know! So, the delights of waking up in the morning and watching cows and sheep from the back window are there to fully enjoy. The centrepiece of the house I believe is the kitchen diner, which envisages large white ceramic floor tiles matching the matt grey integrated kitchen and marble kitchen top, emphasising a minimalistic contemporary clutter-free look. I will miss living here; however, priorities change and the need to find a larger home to begin family life take priority. Whether this will be your first home or downsizing, I am sure you'll love it here within the quiet town of Hatton, South Derbyshire."*





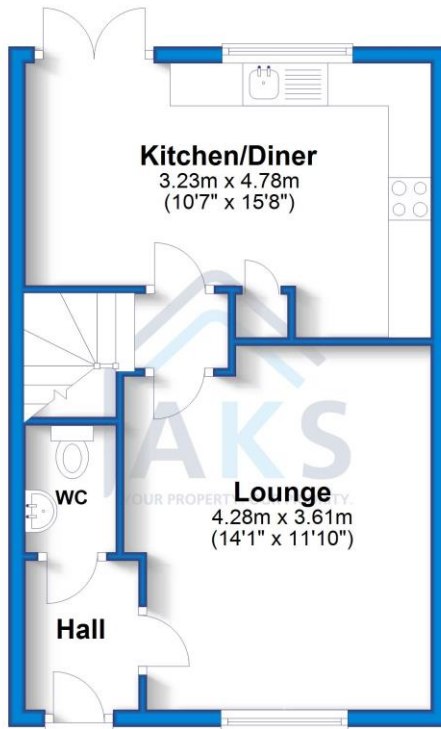
# Floor Plan



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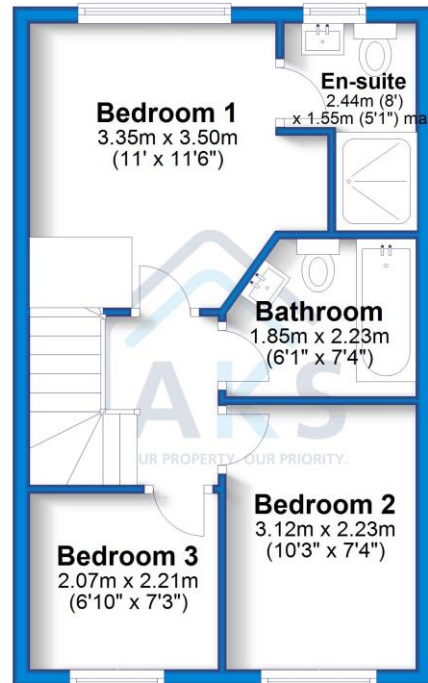
## Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</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	





200+ 5 star Google Reviews



## Key Features:

- 8 YEARS LEFT ON NHBC
- SHOW HOME STANDARD
- EPC RATING B
- KITCHEN DINER TO THE REAR
- STUNNING VIEWS
- GENEROUSLY SIZED BEDROOMS
- WITHIN WALKING DISTANCE OF AMENITIES



## 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 **Mikaela** call **01332 30 30 30**

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

