





A beautifully presented three-bedroom modern semi-detached home set on a popular new development in Hatton, Derbyshire. Built in 2021 with circa six years of the NHBC warranty remaining, the property offers a stylish living room, a contemporary kitchen-diner with integrated appliances, principal bedroom with en-suite, landscaped rear garden and off-street parking for two cars (side-by-side).



Accommodation

Ground Floor

A composite door opens to a welcoming hallway with tiled flooring and doors leading off to the cloakroom and living room. The guest cloakroom includes a pedestal wash-hand basin and WC.

The living room sits to the front with a broad window to the front elevation, tasteful décor and a door through to the inner lobby where stairs rise to the first floor.

Across the rear, the kitchen/dining room features matching wall and base units with marble-effect worktops and tiled flooring. Integrated appliances include a gas hob, electric oven, dishwasher and fridge/freezer, with a window above the sink and French doors to the rear garden.

First Floor

The landing serves three bedrooms and the bathroom. Bedroom 1 is a double with a rear-facing window and an en-suite comprising a tiled shower cubicle, wash-hand basin and WC, plus an opaque rear window. Bedroom 2 is a further double to the front, and Bedroom 3 is a well-proportioned single/nursery/home office, also to the front. The modern bathroom includes a white three-piece suite with a bath and shower over, part-tiled walls and extractor.

Outside

To the front, a neat fore garden sits alongside a driveway for two vehicles (side-by-side). A gated



path leads to the enclosed, landscaped rear garden with a paved entertaining patio, raised planters, level lawn and a useful timber storage unit, all bounded by timber fencing for privacy.

Location

Positioned within a sought-after modern development in Hatton, the property is well placed for local amenities, cafés and schooling, with excellent transport links via the A50/A38 and rail services from Tutbury & Hatton station,





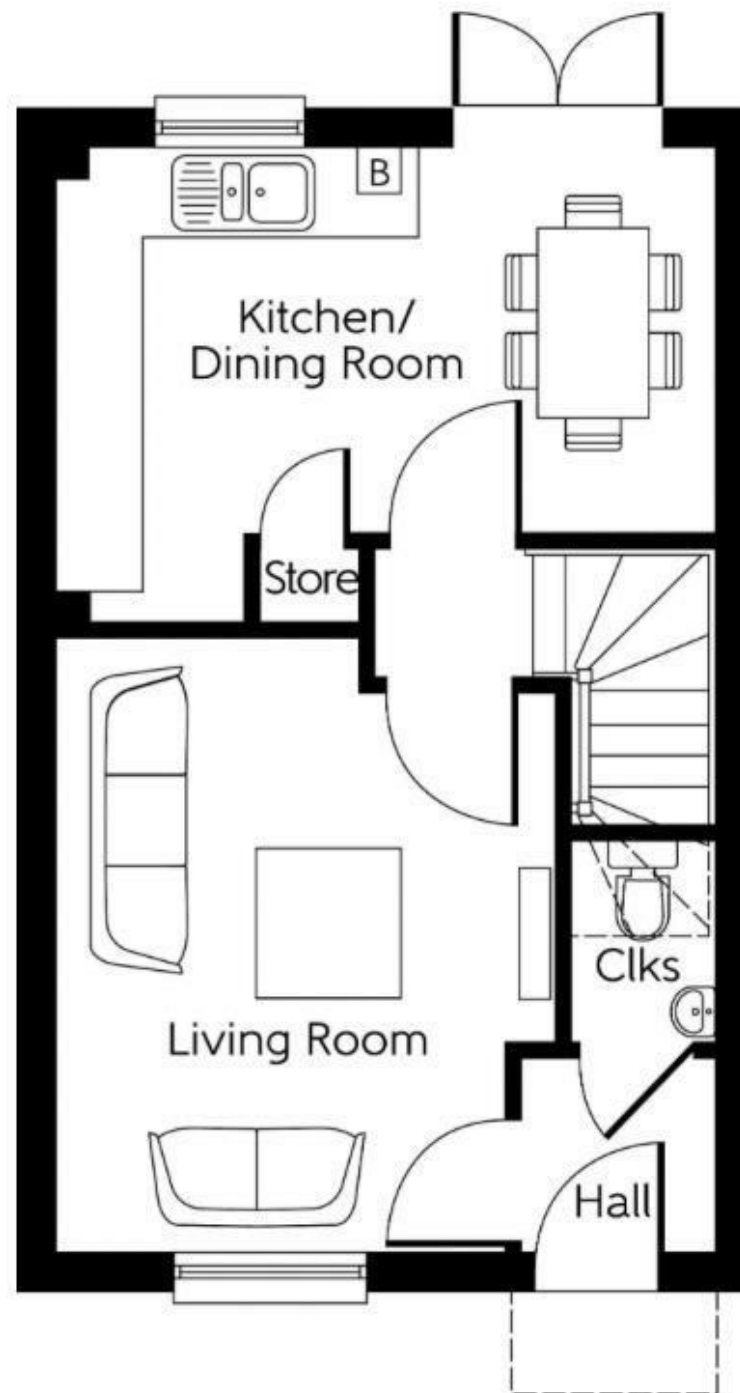


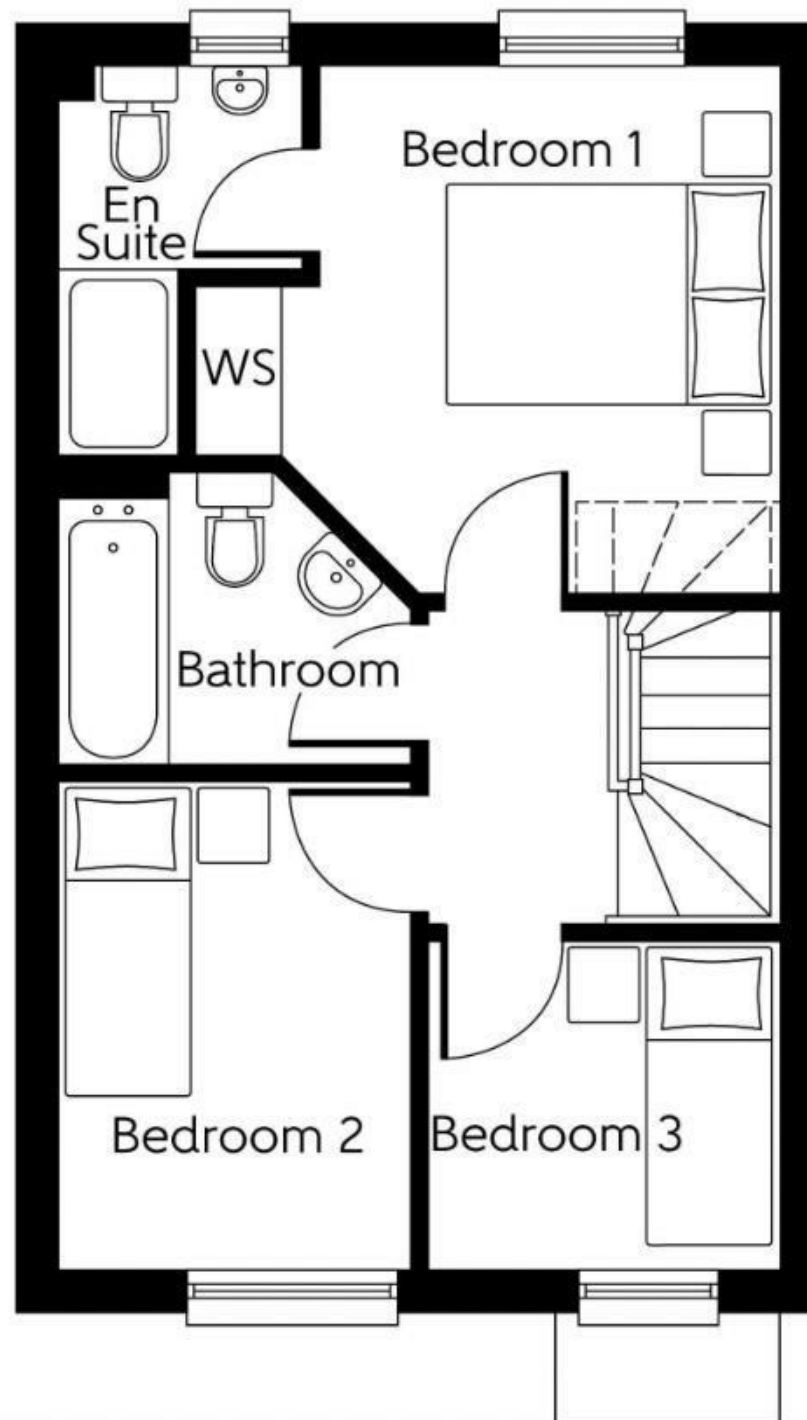
giving straightforward access to Derby, Burton-on-Trent and beyond. Countryside walks and open green spaces are close by, adding to the appeal of this convenient yet semi-rural setting.

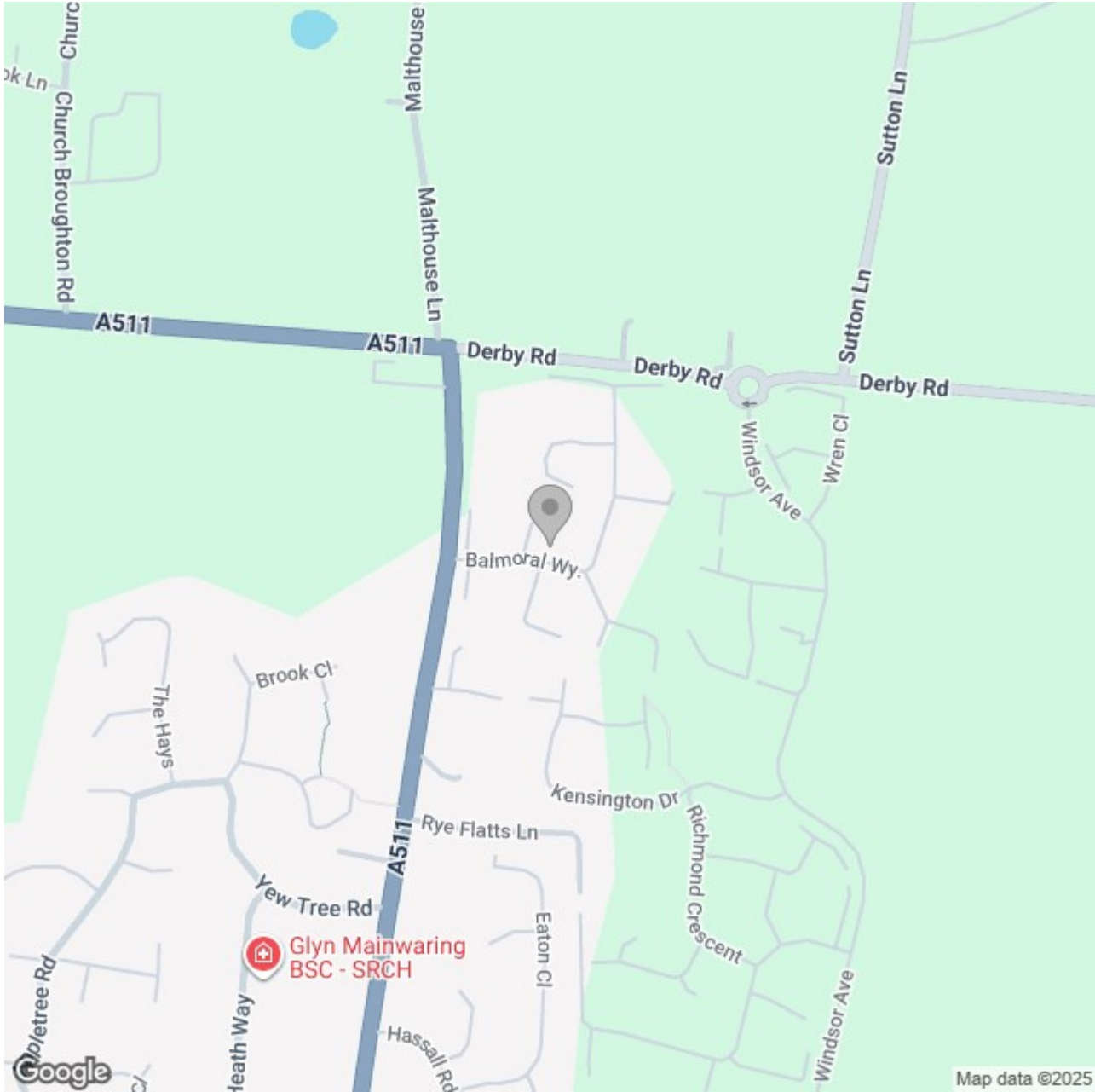












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	