

10 Claremont Lane, Hatton, Derbyshire, DE65 5RR

Offers In The Region Of £289,950
Freehold



- Spacious & Well-Proportioned
- Superbly Presented
- Entrance Hall with Fitted Guest Cloakroom
- Breakfast Kitchen
- Lounge
- Two First Floor Bedrooms, Study & Bathroom
- Second Floor Principle Bedroom Suite with Bedroom, Dressing Room & En-Suite Shower Room
- Good Sized Driveway & Garage
- Well-Established South Facing Rear Garden
- Close to Excellent Transport Links





Summary

A most impressive and upgraded, Bellway built, three storey, three bedroom, semi-detached residence located on a popular new estate on the fringes of Hatton.

This Larch design home is particularly well-proportioned providing spacious and well-appointed accommodation. The property comprises entrance hall, fitted guest cloakroom, breakfast kitchen to the front and lounge to the rear with French doors onto the garden. The first floor landing leads to two double bedrooms, study area and bathroom. The second floor features the principle bedroom with dressing room and en-suite shower room.

Externally the property benefits from a good sized driveway down the side, culminating in a single garage. The garage is currently being used as a gym with the additional benefits of power, lighting, up and over doors to the front and double glazed sliding patio doors to the garden.

F&C

The Location

The property's location in Hatton offers easy access to amenities including primary school, supermarket, recreational ground and countryside walks. Neighbouring Tutbury combines to offer a further range of amenities including restaurants, pubs, boutique shops and cafes. Within easy reach of the property is the city of Derby and Burton upon Trent. The property is also highly convenient for excellent transport links, with the A50 and A38 being close at hand.

Accommodation

Ground Floor

Entrance Hall

13'2" x 3'5" (4.02 x 1.06)

A panelled entrance door with double glazed inset provides access to spacious hallway with central heating radiator, feature tile floor and staircase to first floor with understairs cupboard.

Fitted Guest Cloakroom

4'6" x 3'2" (1.38 x 0.97)

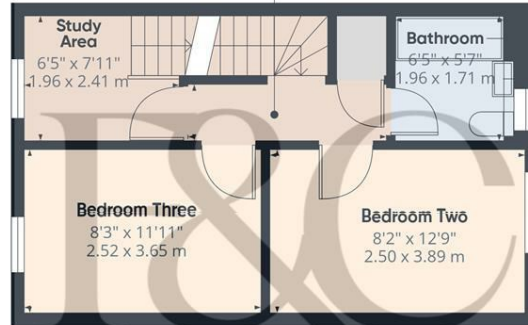
Appointed with a low flush WC, corner pedestal wash handbasin, tiled surround, central heating radiator and double glazed window to front.

Cloakroom
3'2" x 4'6"
0.97 x 1.38 m



Floor 0 Building 1

Landing
2'11" x 9'10"
0.89 x 3.02 m



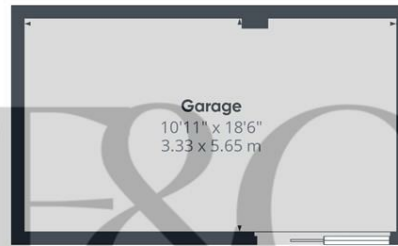
Floor 1 Building 1

En-Suite
7'3" x 6'7"
2.23 x 2.01 m



Floor 2 Building 1

Garage
10'11" x 18'6"
3.33 x 5.65 m



Floor 0 Building 2

Approximate total area¹⁾
1140 ft²
105.9 m²

Reduced headroom
10 ft²
1 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(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	