



10 Claremont Lane, Hatton, Derby, DE65 5RR

Offers Over £290,000

This immaculate three-storey semi-detached house, perfect for families, features a stylish kitchen, reception room with garden access, three bedrooms including a master suite with en-suite, security features, private parking, and a beautiful garden, all within a new build development close to amenities and green spaces.

Summary Description

This immaculate semi-detached house is now available for sale. An ideal property for families seeking a spacious and secure environment, this house boasts a range of features designed for comfortable and modern living.

The property consists of a stylish kitchen with ample dining space, a reception room with garden views and direct access to the garden, and a total of three bedrooms. The master bedroom, located on the second floor, includes an en-suite and a walk-in closet, offering a private retreat within the home. The two additional double bedrooms also offer generous living space.

This three-storey property stands out for its security features, which include an alarm system and CCTV. Parking is a breeze with a private driveway that can accommodate two cars and a single garage.

The outdoor area is equally impressive, with an attractive lawned garden at the rear of the property, perfect for children to play or for hosting outdoor gatherings.

The location is superb. Public transport links, schools, and local amenities are conveniently close, with green spaces, parks, walking and cycling routes all nearby. This property is situated within a new build development, which only adds to its appeal.

The house also offers additional unique features such as ethernet points on the ground and second floors, and a large master suite with a dressing area or nursery, plus a stylish en-suite bathroom.

This property is a beautiful blend of style, comfort, and modern conveniences, providing an ideal setting for a family home.

Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, under stairs storage, radiator.

Lounge

10'9" x 14'11" (3.29 x 4.55)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors with side windows to garden, tv and telephone points, radiator.

Kitchen/Diner

13'10" x 7'7" (4.24 x 2.33)



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, fitted wall and floor units to shaker style in pale grey with wood effect worktops, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for washing machine, integrated fridge/freezer, radiator, ethernet point.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

Stairs/Landing One

Carpeted and neutrally decorated with wooden spindle staircase, built in storage cupboard.

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Bedroom Two

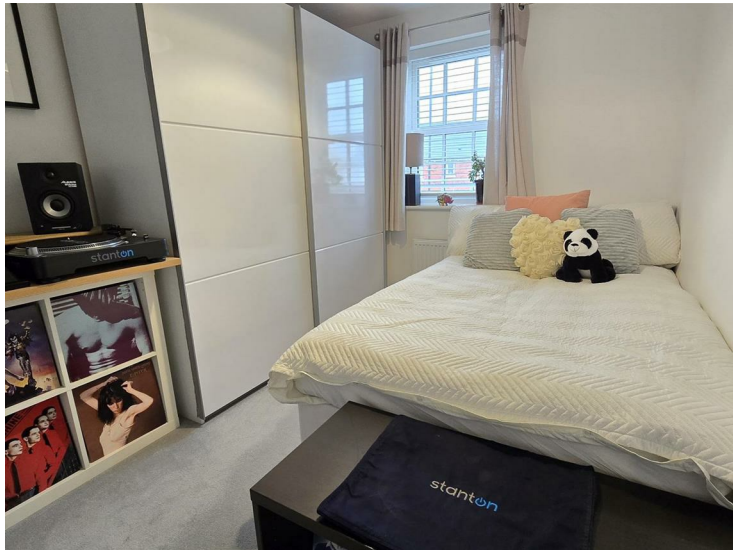
12'9" x 8'2" (3.89 x 2.51)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Three

11'11" x 8'3" (3.65 x 2.52)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom

6'5" x 6'4" (1.97 x 1.95)



Having ceramic tiled flooring and neutral décor with rear aspect obscure upvc double glazed window, inset lights to ceiling, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome monobloc tap, low flush wc, tiled splashbacks, shaving point, radiator.

Study Area

7'11" x 6'4" (2.43 x 1.95)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, stairs access to: -

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Master Suite

11'11" x 11'6" (3.65 x 3.51)



Carpeted and neutrally decorated with front aspect upvc double glazed window, wooden spindle balustrade creating a balcony over the staircase, radiator.

Dressing Area/Nursery

7'5" x 7'4" (2.28 x 2.26)

Carpeted and neutrally decorated with rooflight, radiator.

En Suite Shower Room

6'6" x 4'9" (2 x 1.45)



Having ceramic tiled flooring and neutral decor with rooflight, inset lights to ceiling, tiled splashbacks, double shower enclosure with plumbed shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, heated towel rail.

OUTSIDE

Garage

20'4" x 10'9" (6.2 x 3.3)

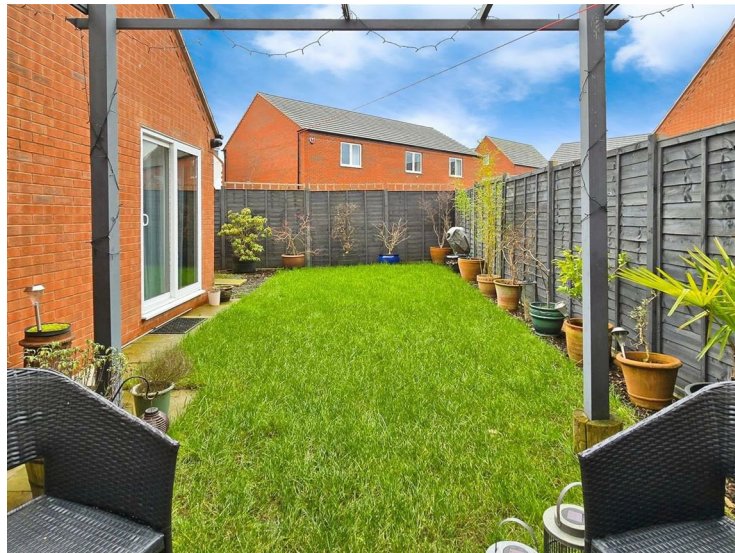
A detached single garage with metal up and over door, personnel

access via a upvc double glazed sliding patio door, light and power. The garage has been very cleverly adapted by the current owner and it now creates a very versatile space which could be used for a variety of purposes. It is also important to note the availability of storage space in the roof area.

Frontage and Driveway

Positioned on a private driveway, you will find a Tarmacadam driveway with adequate parking for at least two cars parked in tandem, small lawn and barked borders with herbaceous planting.

Rear Garden



Accessed via a side gate from the driveway or from the lounge, you will find an enclosed garden with paved patio, lawn, barked borders, small shed. The garden is near south facing and enjoys sun from mid morning all the way through to the evening.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

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Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

For additional material information, please see the link:
<https://moverly.com/sale/6648TxiLNayZ9WKsrPBptZ/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1250pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

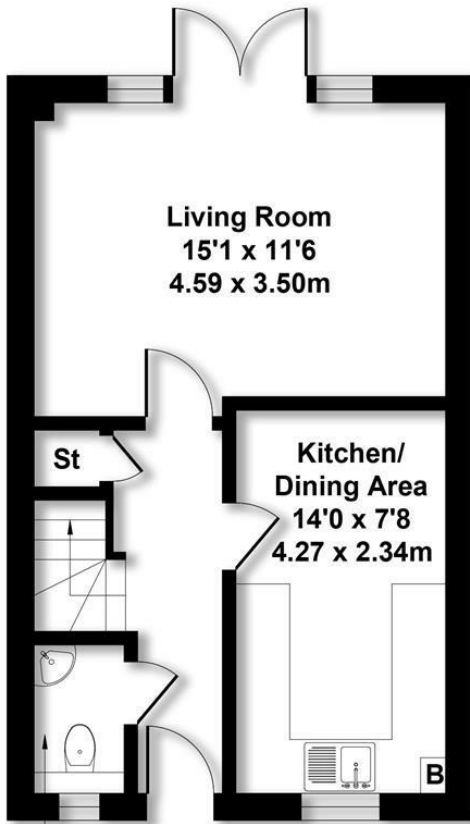
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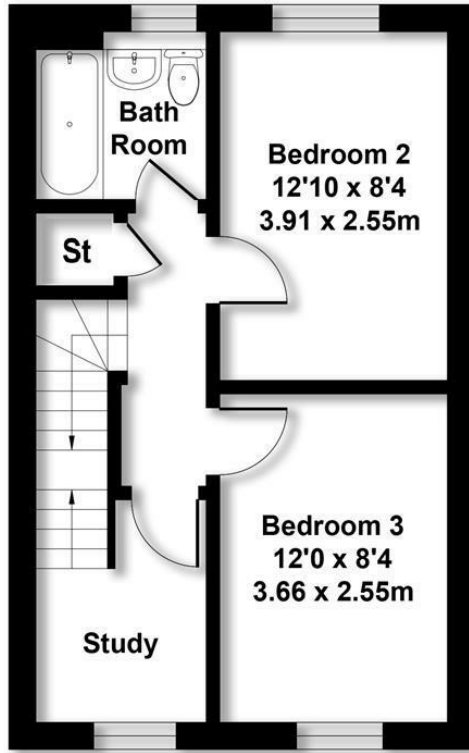
10 Claremont Lane

Approximate Gross Internal Area
1076 sq ft - 100 sq m
(Excluding Void)

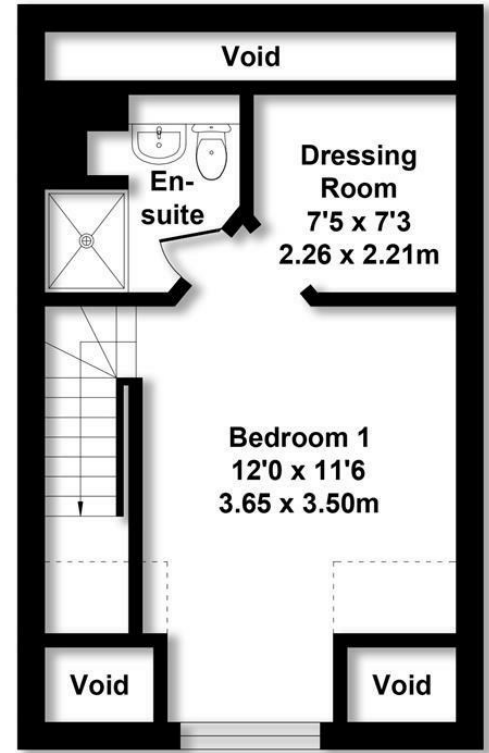


Cloakroom

GROUND FLOOR

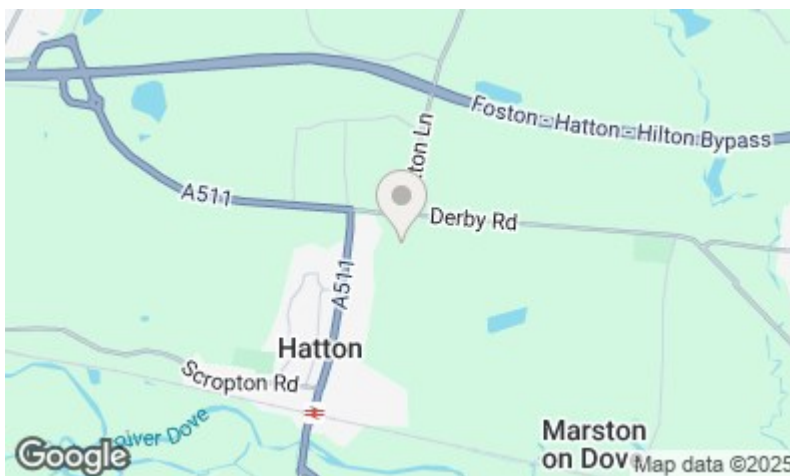


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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