



## Wren Close, Derby, DE65 5RL

£279,950

Attractive three storey 4 bedroom semi detached townhouse which provides a modern, bright and spacious interior with versatile accommodation arranged across three floors. The rear gardens have been landscaped to provide low maintenance areas that provide high degrees of privacy. The property forms part of this new development with a cul de sac setting located in the sought after village of Hatton.

The accommodation includes : Entrance Hall, Kitchen Dining Room, Living Room, ground floor cloakroom wc, 3 first floor bedrooms, Main Bathroom, Master second floor Bedroom with En Suite, landscaped rear gardens, tandem driveway parking. EV charging point



# 17 Wren Close, Hatton, Derby, DE65 5RL

## ENTRANCE HALL

Stairs to first floor, access to ground floor rooms

## CLOAKROOM WC

wc, wash hand basin, tiled splashbacks

## KITCHEN AREA

Double glazed window to front aspect, fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances.

## LIVING DINING ROOM

Double glazed doors to rear gardens, carpet flooring

## FIRST FLOOR LANDING

Access to first floor rooms

## BEDROOM

Double glazed window, carpet flooring

## BEDROOM

Double glazed window, carpet flooring

## BEDROOM

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## SECOND FLOOR LANDIG

Access to main bedroom

## MAIN BEDROOM

Double glazed window, carpet flooring, fitted wardrobes, carpet flooring

## EN SUITE

Shower enclosure, wc, wash hand basin, tiled surrounds

## OUTSIDE

Landscaped rear gardens with high degrees of privacy, driveway parking for two to three vehicles.





