

CURRAN  
BIRDS  
+ CO

Mercia Close  
Hatton, Derby  
£350,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SPACIOUS EXTENDED HOME WITH GENEROUS CORNER PLOT** - A spacious, extended four-bedroom detached family home, offering excellent potential for cosmetic updating and improvement. The property is situated in a highly convenient cul-de-sac position, close to the heart of the ever popular South Derbyshire village of Hatton.

The accommodation benefits from gas central heating and double glazing and, in brief, comprises: an entrance hallway with stairs leading to the first floor and doors opening into the dining kitchen and the generous dual-aspect lounge, which features sliding patio doors opening directly onto the garden. There is also a separate utility room with wc. Upstairs, the first floor, the landing leads to four well-proportioned bedrooms a family bathroom, separate wet room and an additional cloakroom with wc.

Externally, the property is set back from the cul-de-sac, with a generous driveway leading to a single integral garage. The rear garden is fully enclosed and features a lawn, shrub borders, and a patio area.





## The Detail

The entrance door opens into a hallway, with stairs rising to the first floor and access to the lounge and dining kitchen.

The lounge is a spacious room with a front-facing window and sliding patio doors opening onto the rear garden. It also features wall light points and a stone fireplace with a slate hearth, with access through to the dining kitchen.

The dining kitchen is a generous open-plan space with a bay window to the front and a rear window overlooking the garden. It is fitted with a range of base and wall units, worktops incorporating a one-and-a-quarter stainless steel sink, and a four-ring gas hob with extractor above. Integrated appliances include a double oven, fridge and freezer, with space for a dishwasher. Additional features include tiled splashbacks, understairs storage, and access to the utility/shower room.

The utility/shower room is fitted with units, a stainless steel sink and space for a washing machine, along with waterproof wall panelling. It provides access to the garage, the outside, and a separate WC. The cloakroom includes a WC and an obscure-glazed rear window.



Upstairs, the landing gives access to all rooms and the loft. The primary bedroom overlooks the front and includes built-in wardrobes. The second bedroom also faces the front and benefits from fitted wardrobes and drawers. The third and fourth bedrooms overlook the rear garden, both featuring built-in storage.

There is an additional cloakroom with WC and vanity unit, as well as a shower room with a Triton electric shower, wash basin, and a storage cupboard housing the Worcester Bosch boiler (installed in 2022). The family bathroom includes a P-shaped bath with shower over, WC, wash basin, an obscure-glazed window, and a built-in linen cupboard.

Externally, the property occupies a corner position on Mercia Close, with mature planting, shaped lawns, and a tarmac driveway providing parking for several vehicles. The rear garden is fully enclosed, with a lawn, paved pathway, patio area, and established shrubs.

The garage has a remote-controlled up-and-over door, power and lighting, and houses the electric and gas meters along with the consumer unit.





CURRAN BIRDS + CO

## The Location

Hatton is a well-connected and popular village offering the kind of everyday convenience that shapes an easy lifestyle. Within walking distance are a supermarket, pharmacy with post office, café and local inn, along with a selection of independent eateries that serve as regular meeting points for residents.

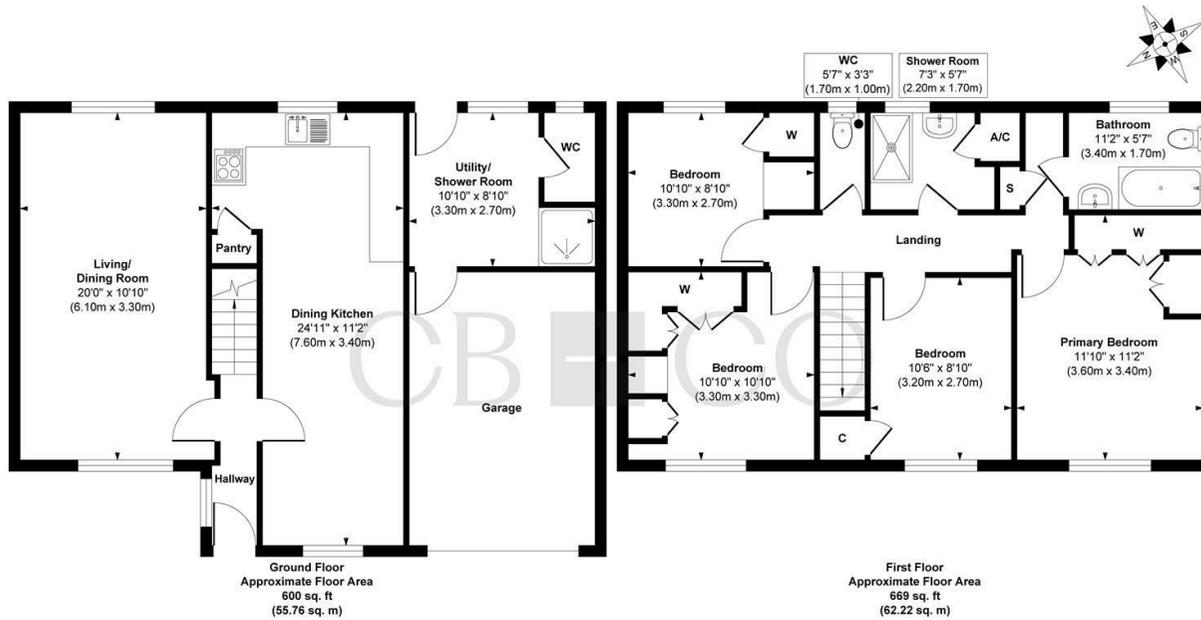
For commuters, Hatton railway station provides direct links between Derby and Burton upon Trent, while regular bus services run through the village. Nearby Tutbury adds further amenities, including a doctor's surgery and additional cafés and restaurants. Surrounded by open countryside yet within comfortable reach of larger towns, Hatton strikes a balanced note between village calm and accessibility—ideal for those seeking a quieter pace without feeling remote.







**Mercia Close, Hatton, Derby**



**Approx. Gross Internal Floor Area 1269 sq. ft / 117.98 sq. m (Excluding Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Spacious Extended Detached Family Home
- Generous Plot - Exciting Potential
- Potential for Cosmetic Updating & Personalisation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Spacious Dual Aspect Lounge
- Dining Kitchen & Separate Utility/Shower Room & WC
- Four Double Bedrooms, Bathroom, Wet Room & WC
- Driveway & Single Integral Garage
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 1269.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

# CURRAN BIRDS + CO

*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved