

CURRAN
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Castle View
Hatton, Derby
£299,950



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



SUPERB DETACHED BUNGALOW – A truly immaculate and beautifully presented three-bedroom detached bungalow, occupying a delightful and highly sought-after cul-de-sac position. The property offers tastefully appointed interiors and boasts a high-specification contemporary kitchen with quartz worktops and integrated appliances, a conservatory, and a stylish wet room completed in 2025.

The accommodation briefly comprises: an entrance hallway, a spacious lounge/dining room with bay window, a superb fitted kitchen with integrated appliances, two generous double bedrooms with built-in wardrobes, and a third bedroom/study with access to the conservatory.

Externally, the property enjoys attractive gardens and a driveway to the side with gated access leading to a further section of driveway and a detached single garage. To the rear is a delightful, private and enclosed garden featuring a paved patio area stepping down to a lawn with well-stocked planting borders.





The Detail

Set behind a shaped lawn and well-stocked borders, the property is approached via a generous driveway providing parking for several vehicles, with gated access leading to further parking and a detached garage. Internally, a welcoming T-shaped hallway connects the accommodation.

The principal reception room is a well-proportioned lounge/diner, naturally bright and centred around a traditional fire surround, offering a comfortable space for both everyday living and entertaining. The kitchen has been remodelled in recent years, fitted with sleek cabinetry, Silestone worktops and integrated appliances including Neff double ovens and an AEG hob, with views over the rear garden and direct access to the side drive.

A versatile study or occasional third bedroom leads through French doors into the conservatory, creating a seamless link to the garden. Two generous double bedrooms benefit from fitted storage, while the spacious wet room, refurbished in 2025, features contemporary tiling, a walk-in shower and built-in linen storage.

The rear garden provides a private setting with patio areas, lawn and established planting, offering a low-maintenance yet attractive outdoor space.







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The Location

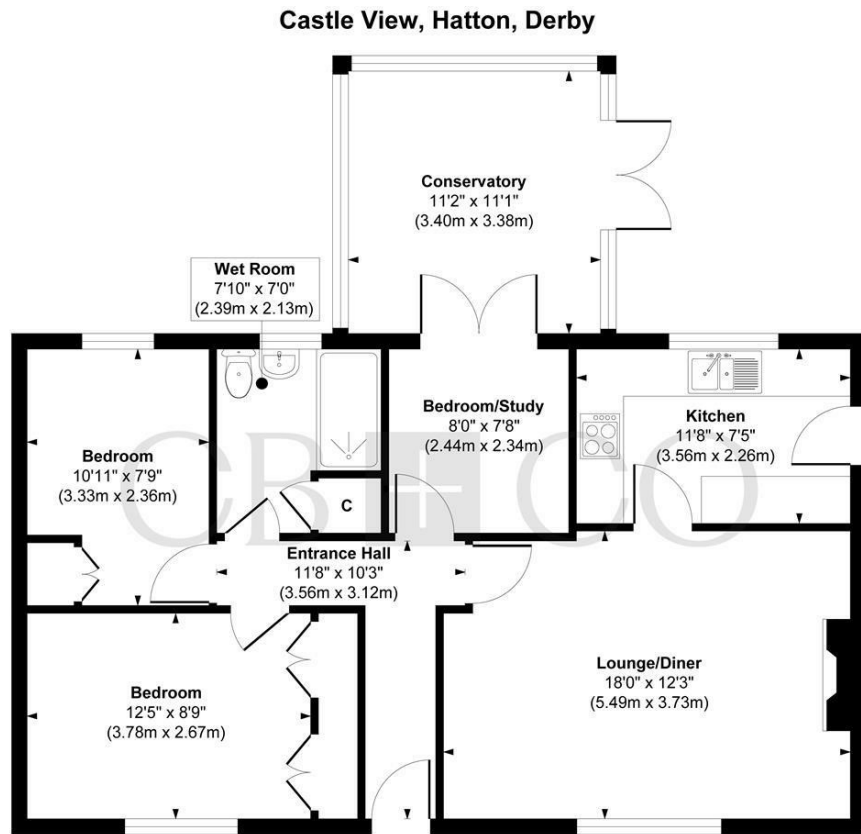
Hatton is a well-connected and popular village offering the kind of everyday convenience that shapes an easy lifestyle. Within walking distance are a supermarket, pharmacy with post office, café and local inn, along with a selection of independent eateries that serve as regular meeting points for residents.

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.









The Particulars

- Superb Detached Three Bedroom Detached Bungalow
- Highly Sought after Cul-de-Sac Position in Popular Village
- Immaculate Home - Comprehensive Upgraded & Beautifully Presented
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Spacious Lounge Dining Room & Conservatory
- Stunning High Specification Kitchen with Integrated Appliance & Quartz Worktops.
- Two/Three Bedrooms & Contemporary Wet Room - Installed 2025
- Front Gardens, Driveway & Detached Single Garage
- Delightful Private Landscaped South East Facing Garden
- No Chain Involved

Size

Approx 828.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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