





Nestled in the quiet cul-de-sac of Yew Tree Court, in the sought-after village of Hatton, this charming and well-presented three-bedroom semi-detached home is perfect for families, first-time buyers, and investors alike. Featuring a spacious lounge, modern kitchen-diner, master bedroom with en-suite, an enclosed rear garden, and driveway parking, this property combines style, comfort, and practicality.



Description

Ground Floor

The property opens into a welcoming entrance hallway with access to a convenient downstairs WC. The spacious lounge, bathed in natural light, offers a warm and inviting atmosphere, ideal for relaxation or entertaining. To the rear, the modern kitchen-diner boasts ample storage, sleek countertops, and integrated appliances, complemented by an adjacent dining area. French doors from the kitchen lead directly to the garden, creating a seamless flow between indoor and outdoor living.

First Floor

Upstairs, the property features three generously sized bedrooms. The master bedroom benefits from a private en-suite shower room, offering convenience. The remaining two bedrooms are well-proportioned and served by a contemporary family bathroom, complete with a shower-over-bath and stylish fittings.

Outside

The rear garden provides a private outdoor space, featuring a mix of decking and lawn, perfect for family activities or al fresco dining. To the front, the property offers driveway parking, ensuring ease and convenience. The cul-de-sac setting adds to the sense of privacy, making it an ideal environment for families.

Location

Situated in the desirable village of Hatton, this home benefits from a welcoming community and an array of local amenities, including shops, pubs, and scenic



countryside walks. Excellent transport links, including easy access to the A50 and A38, provide straightforward connections to nearby towns and cities, making it an ideal choice for commuters. Yew Tree Court offers the perfect balance of tranquil village living with modern convenience.

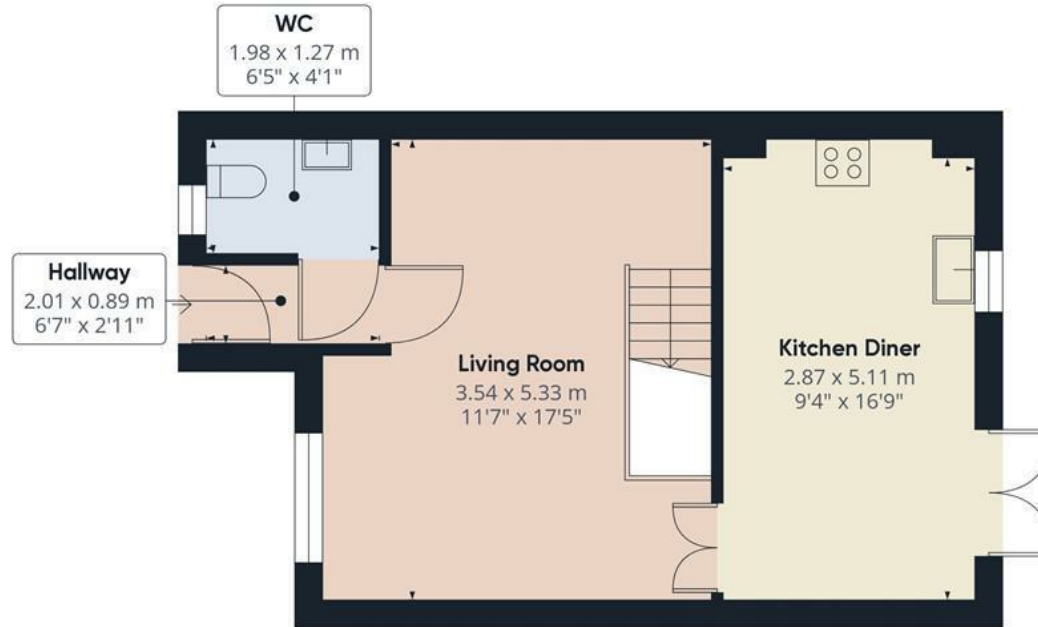












Floor 0



Floor 1

Approximate total area⁽¹⁾

75.75 m²

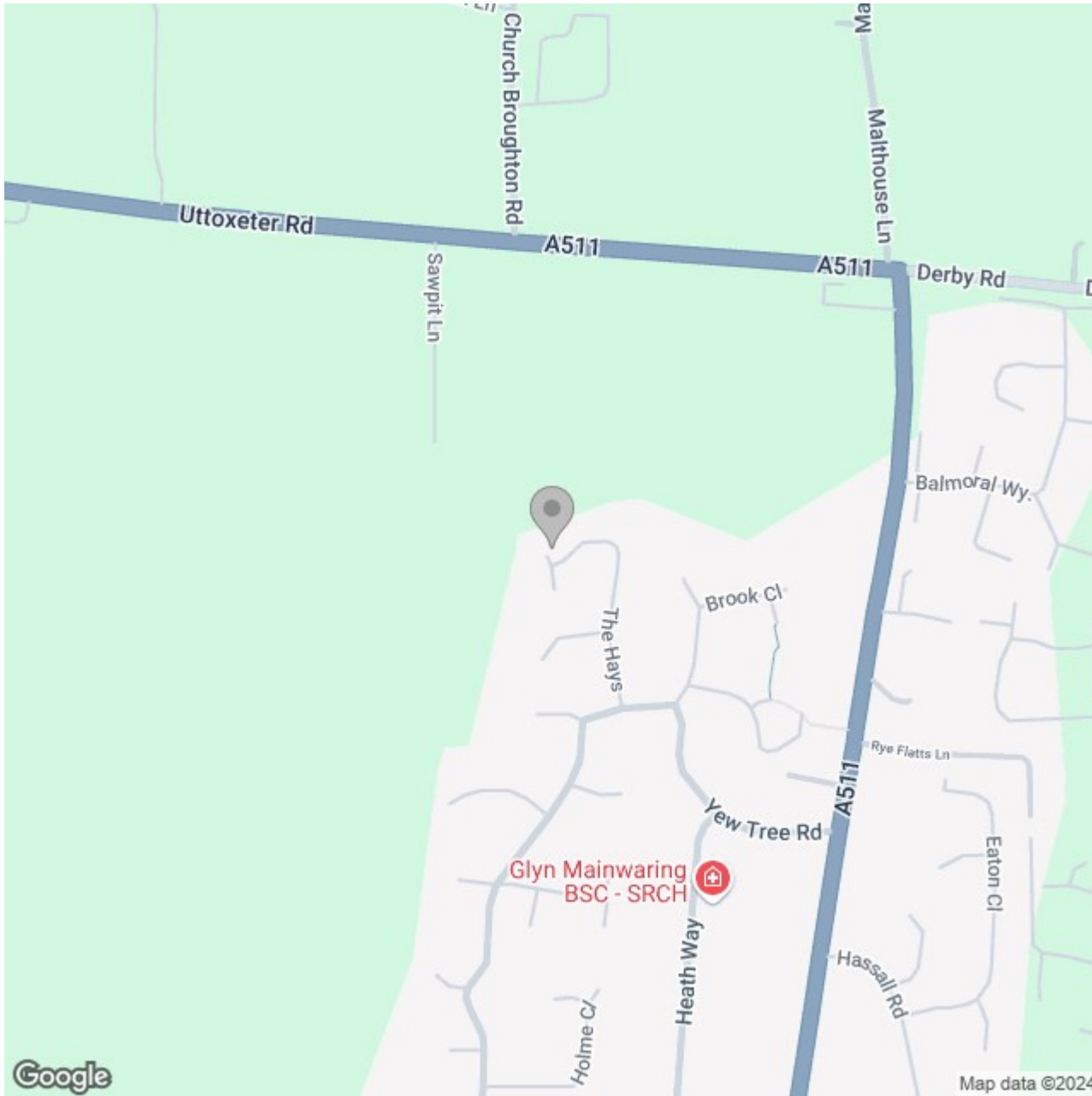
815.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	