

Connells

Quinton Close
Hatton Park Warwick

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Hatton Park Warwick CV35 7TN

for sale offers in the region of
£575,000







Property Description

A beautifully presented family home ideally located in Hatton Park, Warwick. This property comes with a generous rear garden and double garage with two parking spaces in front.

This lovely home welcomes you in through the entrance hall with fitted storage just on the left and a guest cloakroom well positioned to the right.

The spacious lounge leads through to the garden to the rear and boasts lots of light. The room provides a very versatile set up which before has also been used as a study partitioned from the lounge area. French doors open onto a patio area in the private rear garden. The modern kitchen benefits from built in appliances and plenty of worktop space for food preparation, along with a spacious island with bar stools.

Upstairs, the primary bedroom impresses with its private en-suite shower room. A further two double bedrooms, one with another ensuite and a generously sized single bedroom offer flexible accommodation for family or guests. There is also a white suite family bathroom.

This property boasts a beautifully rear garden, perfect for capturing the sun. Primarily laid to lawn, the garden features a patio, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Also providing, well established primary and secondary schools within close proximity to the property.

Entrance Hall

Window to side, wood style flooring and fitted cupboards.

Cloakroom

Vanity wash hand basin, WC, window to front.

Lounge

24' 2" x 9' 9" (7.37m x 2.97m)

Continuation of wood style flooring with a window and French doors to rear.

Kitchen / Diner

28' 3" x 15' (8.61m x 4.57m)

Fitted with a range of wall and base units with granite work top over, sink and tap, dishwasher, fridge freezer, smeg cooker, understairs storage. Dining area boasts ample space for a sofa and 8-seater dining table, filled with light by two windows to front with shutters.

Utility Room

6' 7" x 5' 5" (2.01m x 1.65m)

Fitted with a range of wall and base units, washing machine, tap, door to rear.

Landing

Window to rear, carpeted flooring, cupboard housing boiler.

Access to attic which is partially boarded with light and ladder.

Bedroom One

13' x 10' 9" (3.96m x 3.28m)

Three windows to front with shutters, two fitted wardrobes.

Ensuite

Shower, WC, vanity wash hand basin, heated towel radiator.

Bedroom Two

10' 5" x 7' 11" (3.17m x 2.41m)

Window to rear with shutters.

Ensuite

Window to side, vanity wash hand basin, WC, shower, heated towel rail.

Bedroom Three

10' 2" x 8' (3.10m x 2.44m)

Window to front with shutters, fitted wardrobes.

Bedroom Four

10' 2" x 6' 10" (3.10m x 2.08m)

Window to rear with shutters.

Bathroom

Shower over bath, vanity wash hand basin, WC, heated towel radiator and window to side.

Double Garage

Loft space over the garage. Store cupboard, back door and 2 x electric up and over door.

Front Garden

Gravel, path to rear.

Rear Garden

Mainly laid to lawn, brick wall, paved patio, shed. Wall protected.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 148.8 m² (1,602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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14 High Street
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EPC Rating: C

Council Tax Band: F

Tenure: Freehold

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