



Connells

Antrobus Close
Hatton Warwick



Property Description

A well presented four bedroom home situated in the desirable location of Hatton. This delightful home in brief comprises, welcoming entrance hall, downstairs WC, lounge to the front with shutters, kitchen diner to the rear and utility to the side. On the first floor there are four bedrooms and a family bathroom. The property benefits further from off road parking as well as a garage with power/light.

Hatton is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Hatton Station & 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.

Hatton has great local access to Stratford upon Avon, Kenilworth, Solihull and Coventry. Also providing, well established primary and secondary schools within close proximity to the property. Antrobus Close is approximately a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Entrance Hall

Stairs rising to first floor, door leading to;

Cloakroom

Window to front with low level w/c, wash hand basin and heated towel rail.

Lounge

14' 6" x 12' 5" (4.42m x 3.78m)

Double glazed bow window to front with bespoke fitted shutters, log burner and radiator.

Kitchen / Diner

19' 3" max x 19' 2" max (5.87m max x 5.84m max)

Fitted with a range of wall and base units with work surface over with inset sink with mixer tap, tiling to splashback and door leading to utility room. There is a cooker and extractor fan over, space for fridge/freezer and window to rear. Within the dining space there is a radiator, window to side and french doors with windows to each side to the rear.

Utility Room

14' 7" x 7' 2" (4.45m x 2.18m)

Situated off the kitchen with a range of base and wall mounted units, with space for washing machine and dishwasher with work surfaces over and a sink with mixer tap to the rear. Door to rear and door to garage.

First Floor Landing

With stairs rising from entrance hall and doors leading to;

Master Bedroom

11' 10" max x 9' 1" excluding wardrobes (3.61m max x 2.77m excluding wardrobes)

Window to front with fitted wardrobes and radiator. Walk in shower.

Bedroom Two

10' 6" x 8' 4" (3.20m x 2.54m)

Window to front with radiator.

Bedroom Three

8' 2" Excluding recess x 7' 10" (2.49m Excluding recess x 2.39m)

Window to rear with radiator.

Bedroom Four

8' 5" x 8' 4" (2.57m x 2.54m)

Window to front with radiator.

Bathroom

Fitted with a white suite comprising of bath with shower over, wall hung concealed flush w/c, heated towel rail, underfloor heating and hand wash basin with vanity unit below.

Rear Garden

Fully enclosed, low maintenance rear garden with shrubs and borders. There is also an oil tank and oil central heating boiler.

Parking

Driveway offering off road parking.

Garage

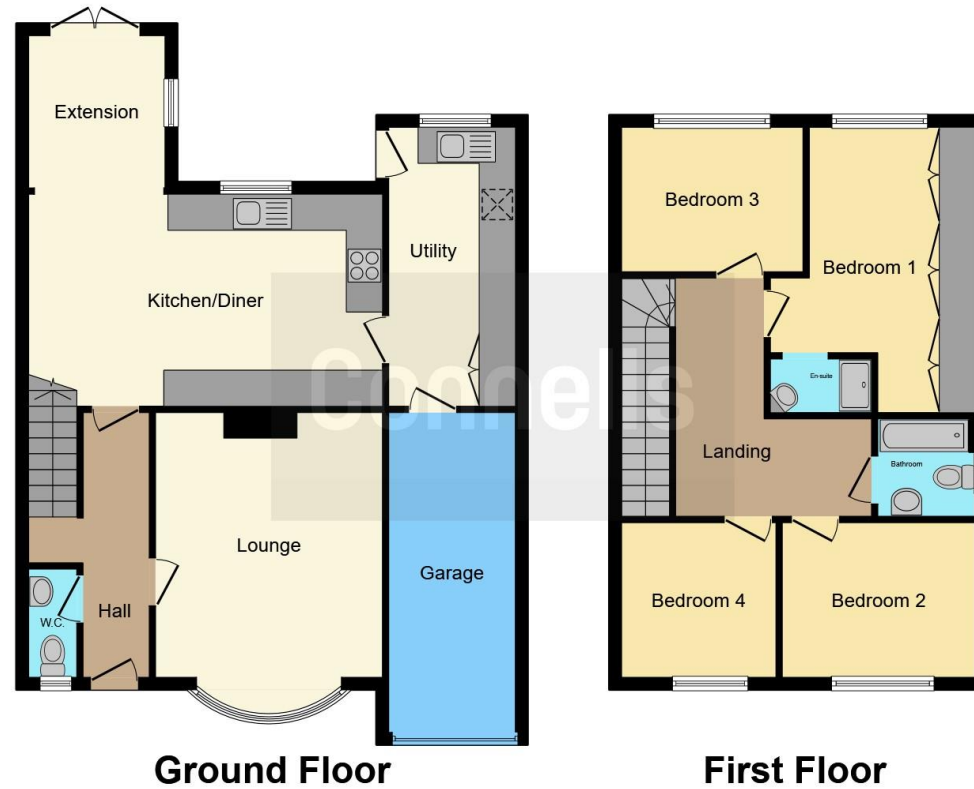
19' 11" x 7' 5" (6.07m x 2.26m)

With electric light and power and two wooden doors to front elevation.









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.focalagent.com

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D

view this property online connells.co.uk/Property/WAR106940

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR106940 - 0006