



Connells

Quinton Close
Hatton Park Warwick

Quinton Close Hatton Park Warwick CV35 7TN

for sale offers over
£500,000



Property Description

A well presented four bedroom family home situated in the desirable location of Hatton Park. This charming home in brief comprises, welcoming entrance hall, downstairs WC, converted garage into a study/snug, kitchen and utility, lounge with separate dining space and conservatory to the rear. On the first floor there are four light and airy bedrooms with the primary bedroom benefiting from an ensuite and there is also a modern family bathroom. The property further benefits from off road parking to the front, well maintained rear garden with mature shrubs and decking.

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

Stairs rising to first floor, store cupboard and tiled flooring.

Study / Snug

15' 10" into recess x 7' 9" (4.83m into recess x 2.36m)

This converted garage has a double glazed window to front and radiator.

Cloakroom

Low level flush WC, pedestal wash hand basin, splashback and radiator.

Lounge

15' 2" x 11' 7" (4.62m x 3.53m)

Double glazed window to rear, wood style flooring, gas fire and radiator.

Dining Room

9' 6" x 9' 2" (2.90m x 2.79m)

Continuation of wood style flooring with a double glazed window to rear and radiator.

Kitchen

9' 1" x 9' (2.77m x 2.74m)

Fitted with a range of wall and base units with complimentary work surface over, chrome one and half bowl sink, 5 ring gas hob, dishwasher, Neff built in combi oven, Neff single oven, extractor, tiled floor, radiator and double glazed window to front.

Utility Room

5' 2" x 5' 2" max (1.57m x 1.57m max)

Continuation of base and wall mounted units with integrated fridge/freezer and washer dryer, boiler, radiator and door to side.

Conservatory

11' 5" x 10' 11" (3.48m x 3.33m)

Overlooking rear garden with French doors to side leading out, fitted electric radiator and tiled flooring.

First Floor

Landing

Cupboard housing hot water tank with shelving, loft access and double-glazed window to side.

Bedroom One

12' 8" x 12' 6" max (3.86m x 3.81m max)

Double glazed window to front, wood style flooring, two double wardrobes and radiator.

Ensuite

Shower cubicle, pedestal wash hand basin, chrome towel rail, low level WC, wood style flooring and obscure window to front.

Bedroom Two

10' 7" excluding recess x 9' (3.23m excluding recess x 2.74m)

Double glazed window to rear and radiator.

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)

Double glazed window to rear and radiator.

Bedroom Four

7' 4" x 6' 11" (2.24m x 2.11m)

Double glazed window to front and radiator.

Bathroom

Bath with shower over, low level WC, pedestal wash hand basin, chrome towel rail and obscure window to rear.

Outside

Rear Garden

Mainly laid to lawn with mature shrubs and plants, decking either side of Conservatory and side access to front.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR106944



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: WAR106944 - 0003