



Connells

Station Road
Hatton Warwick

Station Road Hatton Warwick CV35 8XJ

for sale
£450,000



Property Description

A charming family home situated in the desirable village location of Hatton, Warwick. This spacious family home offers an excellent amount of living space throughout and further benefits from a private and very generous rear garden as well as off road parking for multiple vehicles. There is also a converted garage currently being used as a dog grooming parlour.

The entrance hall leads into the cosy lounge with a gorgeous log burner and through to the dining room. This delightful home has been extended to the rear and comes with a modern refitted kitchen. On the first floor there are three light and airy bedrooms, all with built in wardrobes and a family bathroom.

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. 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.

There is great local access to Warwick, Stratford upon Avon, Kenilworth, Solihull and Coventry. Hatton also offers a well established primary and secondary schools within close proximity to the property. Station Road 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.

Cloakroom

Double glazed window to rear.

Lounge

15' 6" x 11' 11" (4.72m x 3.63m)

Double glazed window to front, log burner and carpeted flooring.

Dining Room

12' x 8' 11" (3.66m x 2.72m)

Kitchen

20' 7" x 18' (6.27m x 5.49m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, dishwasher, built in oven, hob and extractor fan. Pitched roof, three velux windows, window to rear and door to rear.

Utility Room

14' 3" x 7' 3" (4.34m x 2.21m)

Fitted with wall and base units, window to side and door to rear.

Landing

Loft hatch, airing cupboard, carpeted flooring.

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed window to front, wardrobes and carpeted flooring.

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed window to rear, wardrobes and carpeted flooring.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)

Double glazed window to front, wardrobe and carpeted flooring.

Bathroom

Shower over bath, wash hand basin with storage, WC, chrome towel rail and double glazed window to rear.

Loft Space

Part boarded, shelves, light and ladder.

Rear Garden

Enclosed South West facing garden with mature shrubs, pond, trees, BBQ station and a patio.

Converted Garage

18' 11" x 7' 8" (5.77m x 2.34m)

Converted garage to dog grooming parlour. The garage has power, light and plumbing. Can be easily converted back to a garage.

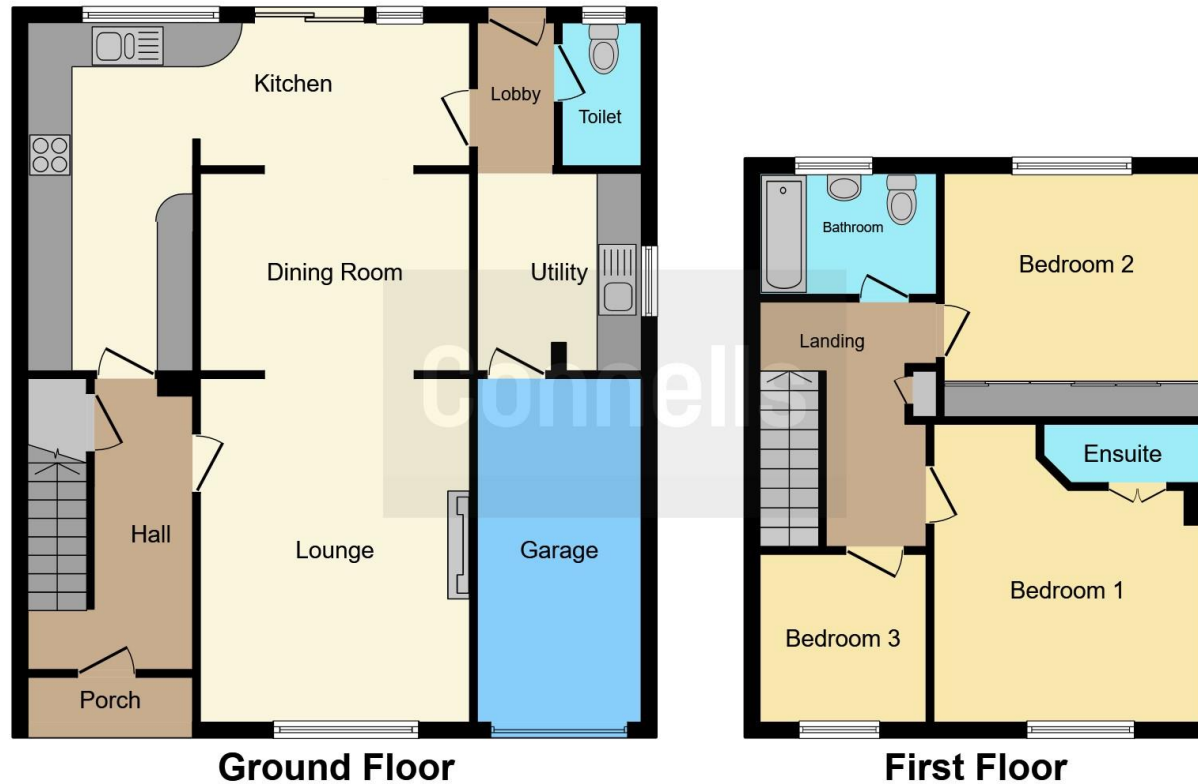
Parking

Driveway and a garage.









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/WAR106984



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: WAR106984 - 0004