



**Connells**

Station Road  
Hatton Warwick



# Station Road Hatton Warwick CV35 8XJ

for sale offers in the region of  
**£550,000**



## Property Description

A rarely available, three bedroom detached bungalow situated in the desirable location of Hatton. This well presented property boasts an expansive rear garden, sitting on approximately 0.3 of an acre. This fantastic family home comprises; spacious entrance hall, cosy lounge with a fireplace and sliding doors to the rear, good size kitchen diner with plenty of cabinet space and doors leading into a study / storage room. There are three light and airy bedrooms, the primary bedroom benefits from its own ensuite and dressing area! The property comes with a garage that has a utility room at the end, along with power and light. There is ample parking to the front with a lawned area.

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.

## Approach

Front garden mainly laid to lawn and a driveway for multiple vehicles.

## Lounge

20' 9" x 13' 1" ( 6.32m x 3.99m )

Double glazed sliding door to rear, log burner and carpeted flooring.

## Kitchen

18' 4" x 11' 4" ( 5.59m x 3.45m )

Fitted with a range of wall and base units with limed oak work surface over, space for washing machine and an oven. Built in fridge, under floor electric heating and window to rear. There is a large store room coming off the kitchen.

## Store Room / Study

9' 10" x 7' 5" ( 3.00m x 2.26m )

Wall and base units - this room was the original kitchen and is being used for storage / study area.

## Utility Room

8' 8" x 6' 7" ( 2.64m x 2.01m )

Door to rear and window to front, tiled flooring and space for fridge freezer, washing machine and tumble dryer.

## Conservatory

22' 5" x 7' 11" ( 6.83m x 2.41m )

Two patio doors to rear, multiple windows to rear and tiled flooring with underfloor heating.

## Bedroom One

9' 8" x 9' 1" ( 2.95m x 2.77m )

Sliding door to rear, carpeted flooring and its own dressing area and ensuite.

## Dressing Room

7' 6" x 5' 11" plus door recess ( 2.29m x 1.80m plus door recess )

Built in wardrobes and carpeted flooring.

## Ensuite

Tiled walls and flooring, chrome towel rail, shower, WC, wash hand basin and spotlights.

## Bedroom Two

12' 9" x 12' ( 3.89m x 3.66m )

Double glazed bay window to front and carpeted flooring.

## Bedroom Three

10' x 6' 9" ( 3.05m x 2.06m )

Double glazed window to front and carpeted flooring.

## Family Bathroom

Wash hand basin with storage, WC, shower over bath, tiled floor and walls, chrome towel rail and double glazed window to front.

## Rear Garden

An expansive rear garden with a patio area and a lovely pond. The garden is separated into three sections and divided by wooden gates. The large garden is made up of lawn, mature trees and shrubbery. There are multiple sheds, a workshop with power and light, and side access.

## Outbuilding

14' 5" x 6' 10" ( 4.39m x 2.08m )

Workshop with power and light situated in the rear garden.

## Parking

Driveway for multiple cars.

## Vendors Notes

The property comes with solar panels and has LPG heating.















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**EPC Rating: D**

Tenure: Freehold

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