



Connells
01926 403 308
FOR SALE

Connells

Starmer Place
Hatton Warwick

Starmer Place Hatton Warwick CV35 7LB

for sale offers in the region of
£300,000



Property Description

This stunning home offers a wealth of character, charm and natural light throughout. Starmer Place is ideally located for accessing Hatton Station, excellent travel links as well as local shops and amenities.

The lounge is to the front of this home and comes with porcelain tiled flooring and a lovely fireplace, perfect for cosy evenings. The stylish breakfast kitchen is well equipped with ample storage and integrated appliances, presenting a sleek finish. There is a spacious utility room with additional storage and a guest cloakroom for added convenience.

On the first floor there are two light and airy double bedrooms as well as a modern family bathroom.

To the rear of the home is a private and enclosed, low maintenance rear garden. There is a lovely patio area, perfect for outdoor seating, entertaining or BBQ's in the warmer months.

The Location

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. Starmer Place 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

Window to front and porcelain tiles.

Lounge

13' 4" x 12' (4.06m x 3.66m)

Window to front, decorative fireplace, porcelain tiles and two store cupboards.

Kitchen

11' 5" x 9' 6" (3.48m x 2.90m)

Fitted with a range of wall and base units with work surface over, built in dishwasher, oven, electric hob with extractor fan, bin. Space for fridge freezer, tiled splashback, porcelain tiles, spotlights and radiator.

Utility Room

9' 7" x 5' 11" (2.92m x 1.80m)

Fitted with a range of wall and base units, stainless steel sink, space for washer dryer, cupboard housing a Baxi boiler, part tiled flooring and splashback, understairs storage with space for the dryer. Window to rear and door to side.

Cloakroom

Window to side, part tiled flooring and WC.

Landing

Window to side, loft hatch and carpeted flooring.

Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m)

Window to rear and carpeted flooring.

Bedroom Two

13' 9" x 10' 7" (4.19m x 3.23m)

Window to front, airing cupboard and carpeted flooring.

Family Bathroom

Double shower with rainfall shower head, fully tiled, WC, wash hand basin with storage, chrome towel rail and window to rear.

Rear Garden

Private and enclosed garden with shrubs and mature plants, patio area, porch with downlights, bin store and rear access.

Parking

Driveway with two spaces to front and drive to rear for several cars.

Garage

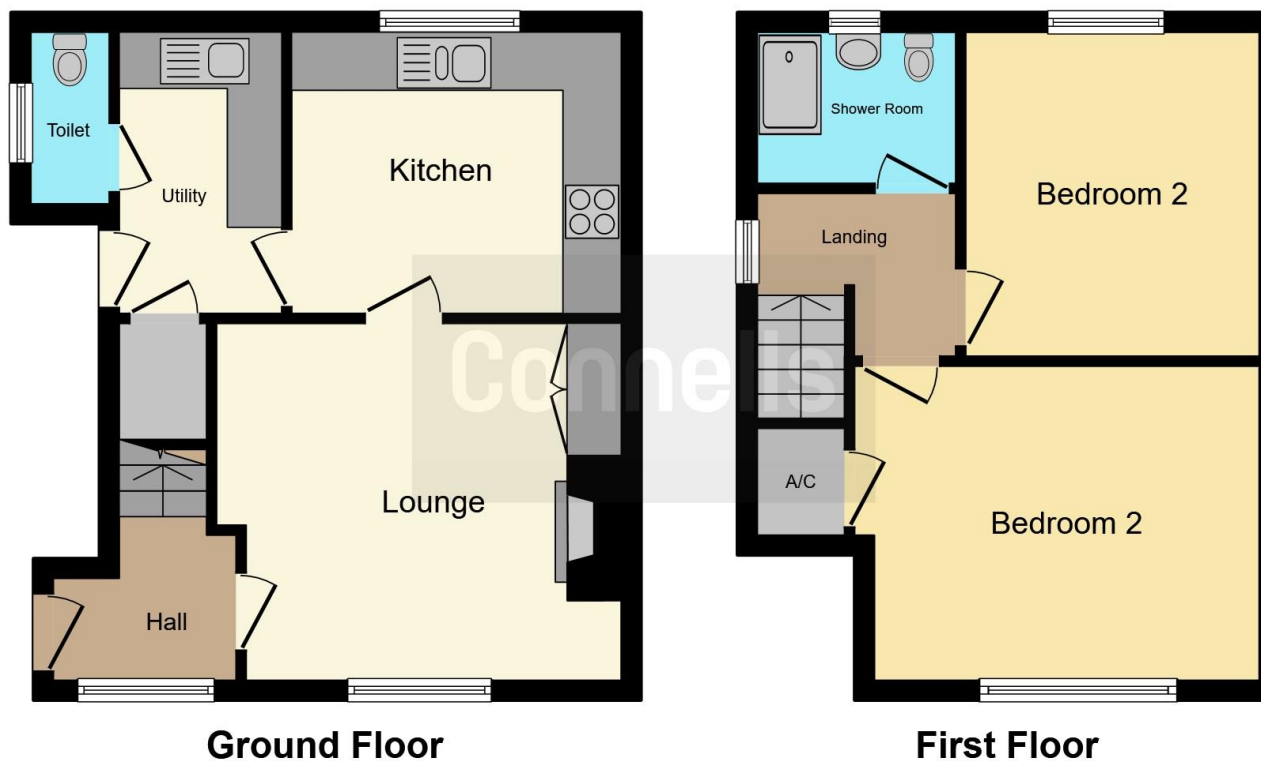
20' 2" x 8' 11" (6.15m x 2.72m)

Up and over door with power and light, window and door to side, can be accessed from the rear and from within the garden.









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

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14 High Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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