



1 Hatton Manor

Hatton | Cotes Heath | ST21 6SD

Offers over £469,999

Welcome to Hatton Manor in the charming village of Hatton, Cotes Heath! This exquisite house boasts a generous 2,357 sq ft of living space, offering ample room for comfortable living.

Upon entering, you are greeted by not one, but two elegant reception rooms, perfect for entertaining guests or simply unwinding after a long day. The property features three well-appointed bedrooms, providing plenty of space for a growing family or visiting guests.

With two bathrooms, mornings will be a breeze in this apartment, ensuring no queues or delays. The property, built in 2000, combines modern amenities with timeless charm, offering a perfect blend of comfort and style.

Located in the picturesque Hatton Manor, this house presents a unique opportunity to enjoy village life while still being within easy reach of amenities. Don't miss the chance to make this beautiful property your new home!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Sitting Room

21'10" x 19'3"

The spacious sitting room features a bay window enclosure offering great views to the surrounding areas, two skylights, a side aspect window and laminated flooring. There is also an arched glass paned door that exits to the back of the property.

Snug

13'2" x 10'3"

The snug features front and side facing windows and carpeted flooring.

WC

The ground floor WC has a wash hand basin.

Lobby

11'10" x 6'11"

A second entrance to the property is via the lobby which features a full glass door with side windows that leads to the sitting room and kitchen/dining room. The lobby is fully tiled and also has a large window with views to the back of the property.

Kitchen/Dining Room

17'0" x 9'3"

This abundantly spaced and stylishly decorated modern kitchen/dining room is fitted with storage cupboards and built-in utilities, including a double eye level oven, glass hob and extractor fan. The room also features side aspect windows and double glass sliding doors that exits to the back of the property.

Bedroom 1

13'1" x 10'11"

This en-suite double bedroom features two skylights, carpeted flooring and built in storage space.

Ensuite

9'4" x 6'1"

This stylishly decorated and tiled en-suite is fitted with toilet, wash hand basin and shower facilities.

Bedroom 2

13'2" x 12'8"

This double bedroom features three roof windows, two small floor level windows, carpeted flooring and built in storage space.

Bedroom 3

11'2" x 9'8"

Bedroom three is a good-sized single and offers built-in storage space, two roof windows and carpeted flooring.

Shower Room

10'4" x 9'5"

The spacious shower room is fitted with toilet, double wash hand basins and shower facilities.

Garden

At the front of the property there is grass coverage and garden paths leading to the main front door and the lobby. There is space for parking at the front. The paved rear garden extends to a grass covered area at the side of the house. The property borders on farmland and offers wide uninterrupted rural views

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

