



Connells

Admington Drive
Hatton Park Warwick



Property Description

Beautifully presented throughout, this impressive four-bedroom family home offers spacious and versatile accommodation, ideal for modern family living.

The property features a welcoming entrance hall, a generous lounge, and a modern fitted kitchen providing ample storage and workspace.

A superb conservatory has been added, creating an additional reception area that is perfect for dining, entertaining, or simply enjoying views over the garden throughout the year.

Upstairs, the property offers four bedrooms and a family bathroom, providing excellent space for growing families.

The home has been lovingly maintained and is ready for its next owners to move straight in and enjoy.

Externally, the private rear garden offers a great space for outdoor relaxation and family activities.

To the front, the property benefits from a driveway providing off-road parking and a garage, adding both convenience and valuable storage.

Situated in a popular residential location close to local amenities, schools, and transport links, this fantastic home combines space, practicality, and comfort in equal measure.

Lounge

Front facing window, gas fireplace, laminate flooring

Dining Room

Laminate flooring, Sliding doors to conservatory

Kitchen

Rear facing window, oven, hob, extractor hood, fridge/freezer, dishwasher, microwave, space for washing machine, high and low units, tiled floor

Bedroom 1

Dual windows to front, fitted wardrobes, carpeted

Bedroom 2

Window to front, laminate flooring

Bedroom 3

Window to rear, fitted wardrobes, carpeted

Bedroom 4

Window to front, carpeted

En-Suite

Window to front, shower cubicle, toilet, sink, fully tiled walls and floor

Bathroom

Window to side, shower over bath, toilet, sink, fully tiled walls and floor

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

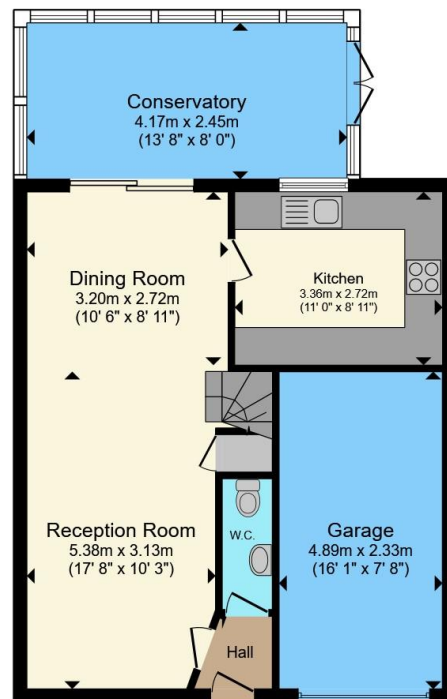
Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding.

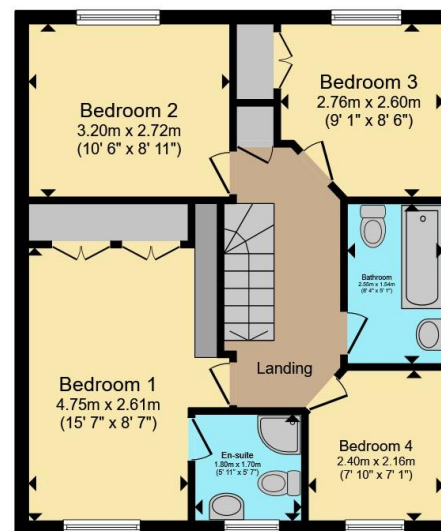








Ground Floor



First Floor

Total floor area 118.1 m² (1,272 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107910



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.

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