



Connells

Armscote Grove
Hatton Park WARWICK

Armscote Grove Hatton Park WARWICK CV35 7TP

for sale offers over
£280,000



Property Description

This beautiful home has been carefully decorated and updated throughout, offering plenty of modern touches and living space. There is a front garden and off road parking for two vehicles.

The entrance hall leads you into the cosy lounge with plenty of space to relax and unwind. To the rear is a lovely kitchen diner offering excellent storage and worktop space for food preparation. Leading off the dining room is a conservatory surrounded by garden views, ideal for quiet reading and remote working.

On the first floor there are two light and airy double bedrooms and a modern family bathroom. Bedroom one comes with its own re-fitted en-suite!

The delightful rear garden is private and enclosed, offering plenty of privacy to enjoy your outdoor space. There is a lovely patio, perfect for outdoor seating, entertaining or BBQ's in the warmer months. There is a charming tree to the rear of the garden adding some vibrant greenery and offering a picturesque and peaceful setting.

The Location

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. 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.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Also providing, well established primary and secondary schools within close proximity to the property.

Entrance Hall

Karndean flooring.

Lounge

14' 10" x 10' 4" (4.52m x 3.15m)

Window to front and Karndean flooring.

Kitchen Diner

13' 5" x 9' 5" (4.09m x 2.87m)

Fitted with a range of wall and base units with work surface over, space for washing machine and dishwasher. Built in fridge freezer, oven and extractor fan. Stainless steel sink and tiled splashback.

Conservatory

9' 9" x 7' 1" (2.97m x 2.16m)

Tiled flooring and sliding door to rear.

Landing

Store cupboard housing boiler and carpeted flooring.

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

Window to rear, wardrobes and carpeted flooring.

Ensuite

Fully tiled en-suite with shower, WC, wash hand basin with storage and window to rear.

Bedroom Two

9' 10" x 7' 1" (3.00m x 2.16m)

Window to rear, wardrobes and carpeted flooring.

Family Bathroom

Fully tiled bathroom with shower over bath, WC, wash hand basin and window to rear.

Loft Space

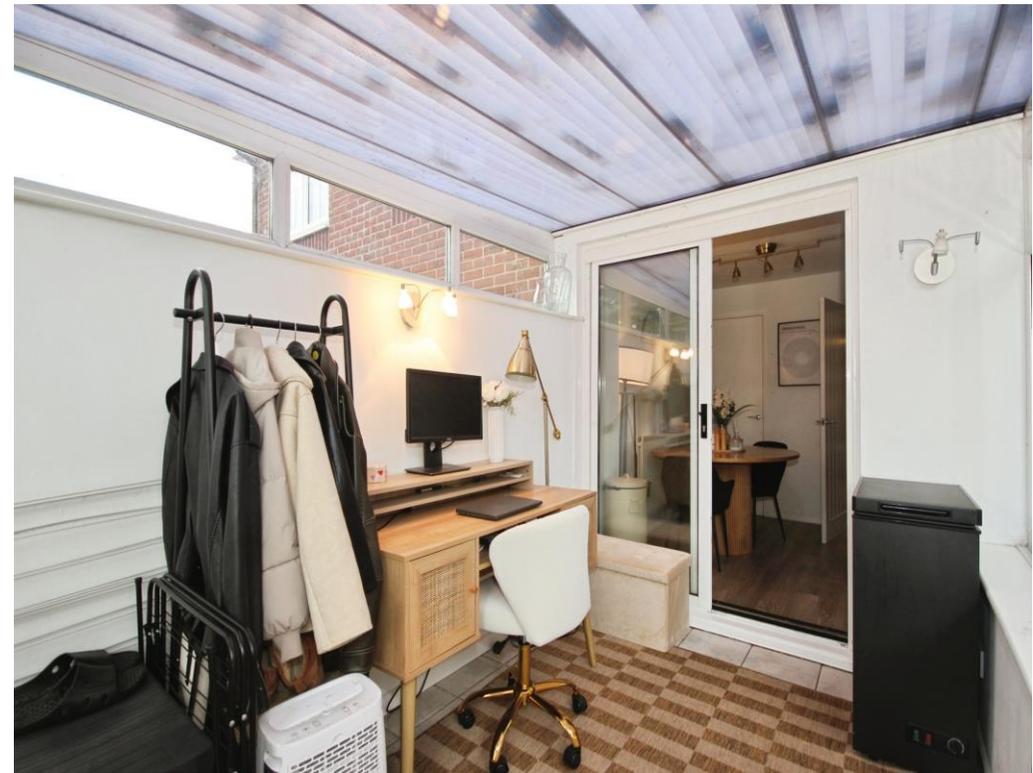
Part boarded with loft ladder and light.

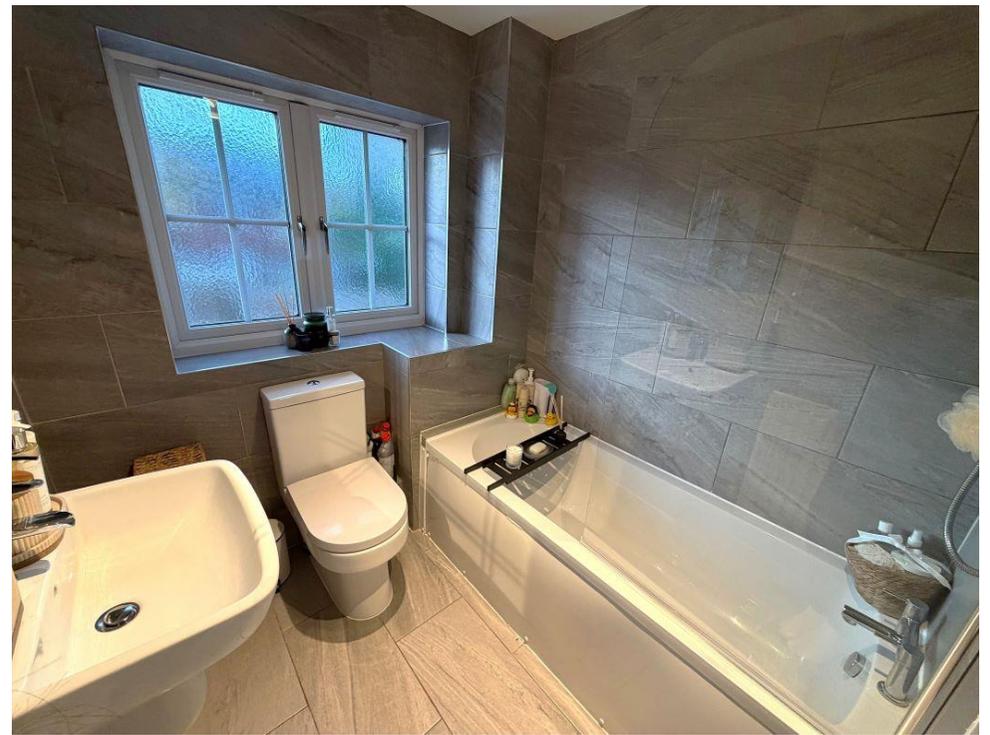
Rear Garden

Bedding areas with mature shrubs, plants and impressive tree. There is a patio area and rear access.

Parking

Off road parking to the side for two vehicles.









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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T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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