



Connells

Quinton Close
Hatton Park Warwick

Quinton Close Hatton Park Warwick CV35 7TN

for sale offers over
£575,000



Property Description

Nestled within a sought-after residential cul-de-sac in the popular village of Hatton, this beautifully presented four-bedroom home offers spacious and versatile accommodation, finished to an exceptional standard throughout. The property has been lovingly maintained and stylishly decorated, creating a warm and inviting atmosphere ideally suited to modern family living.

At the heart of the home is a stunning kitchen featuring granite worktops, providing both practicality and elegance, with ample space for family dining and entertaining. The generous living accommodation is complemented by four well-proportioned bedrooms and a contemporary family bathroom.

A particular feature of the property is the converted garage, which currently provides valuable additional living space and flexibility for a home office, playroom or family room. Should a purchaser prefer, the conversion could be reverted back to a garage, subject to any necessary requirements, providing secure parking or storage.

Outside, the property benefits from a private rear garden, ideal for relaxing and enjoying outdoor living, together with off-road parking. Conveniently located close to local amenities, highly regarded schools and excellent transport links, this superb home offers the perfect balance of village charm and everyday convenience.

Cloakroom

WC, wash hand basin and tiled flooring.

Study

Window to front and carpeted flooring.

Lounge

French doors to rear, double doors to dining and gas fire.

Dining Room

Window to rear and carpeted flooring.

Kitchen

Fitted with a range of wall and base units with granite work surface over, new dishwasher, fridge freezer, dryer, rangemaster cooker and window to front.

Utility Room

Fitted with a range of wall and base units with granite work top over, washing machine and tiled flooring.

Landing

Boiler cupboard, loft hatch and carpeted flooring.

Bedroom One

Window to front, cupboard and carpeted flooring.

Ensuite

Window to front, shower unit, fully tiled, vanity wash basin, WC.

Bedroom Two

Window to rear, fitted wardrobes and carpeted flooring.

Ensuite

Shower, vanity wash hand basin, WC. fully tiled.

Bedroom Three

Window to rear and carpeted flooring.

Bedroom Four

Window to front, two fitted wardrobes and wood effect flooring.

Bathroom

Window to side, free standing bath, WC, vanity wash hand basin, fully tiled.

Loft Space

Boarded and ladder.

Front Garden

Mainly laid to lawn with mature shrubs.

Rear Garden

Mainly laid to lawn, patio and hob tub. (Please ask if leaving).

Parking

Driveway.

Converted Garage

Cupboard and tiled flooring.

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.

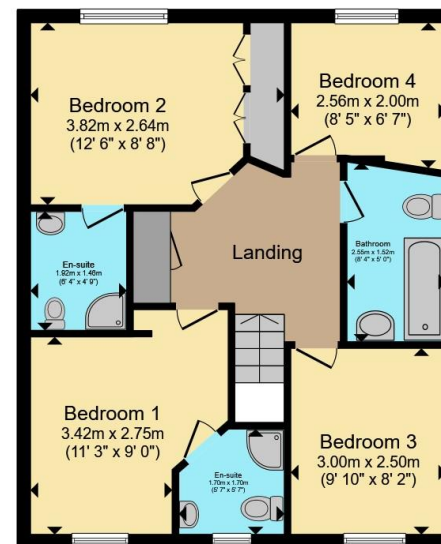








Ground Floor



First Floor

Total floor area 137.2 m² (1,477 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



To view this property please contact Connells on

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107839



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