



Connells

Starmer Place
Hatton Warwick

Starmer Place Hatton Warwick CV35 7LB

for sale offers over
£285,000



Property Description

A charming three bedroom property ideally located in the desirable village location of Hatton, Warwick. Starmer Place is ideally located for accessing Hatton Station, excellent travel links as well as local shops and amenities.

This spacious family home in brief comprising, entrance hall, lounge with a log burner, modern kitchen diner, rear porch, three good size bedrooms and a family bathroom. There are private front and rear gardens, good storage and plenty of natural light throughout.

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.

Cloakroom

Wash hand basin, WC, tiled flooring and window to rear.

Lounge

17' 11" x 10' 11" (5.46m x 3.33m)

French doors and window to rear, log burner and carpet.

Kitchen / Diner

18' 5" x 11' 7" (5.61m x 3.53m)

Fitted with a range of wall and base units with work surface over, space for cooker, tiled flooring, French door to conservatory and carpet to dining space.

Conservatory

7' 11" x 5' 8" (2.41m x 1.73m)

Door to side.

Landing

Airing cupboard housing combi boiler.

Bedroom One

12' 4" x 11' (3.76m x 3.35m)

Window to front, wardrobes, store cupboard and carpet.

Bedroom Two

11' 7" x 9' 2" and door recess (3.53m x 2.79m and door recess)

Window to front, store cupboard and carpet.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

Window to rear with views of the fields, carpet.

Bathroom

Shower, bath, wash hand basin, tiled to splashback and window to rear.

Wc

Wc and window.

Front Garden

Mainly laid to lawn with mature shrubs and plants.

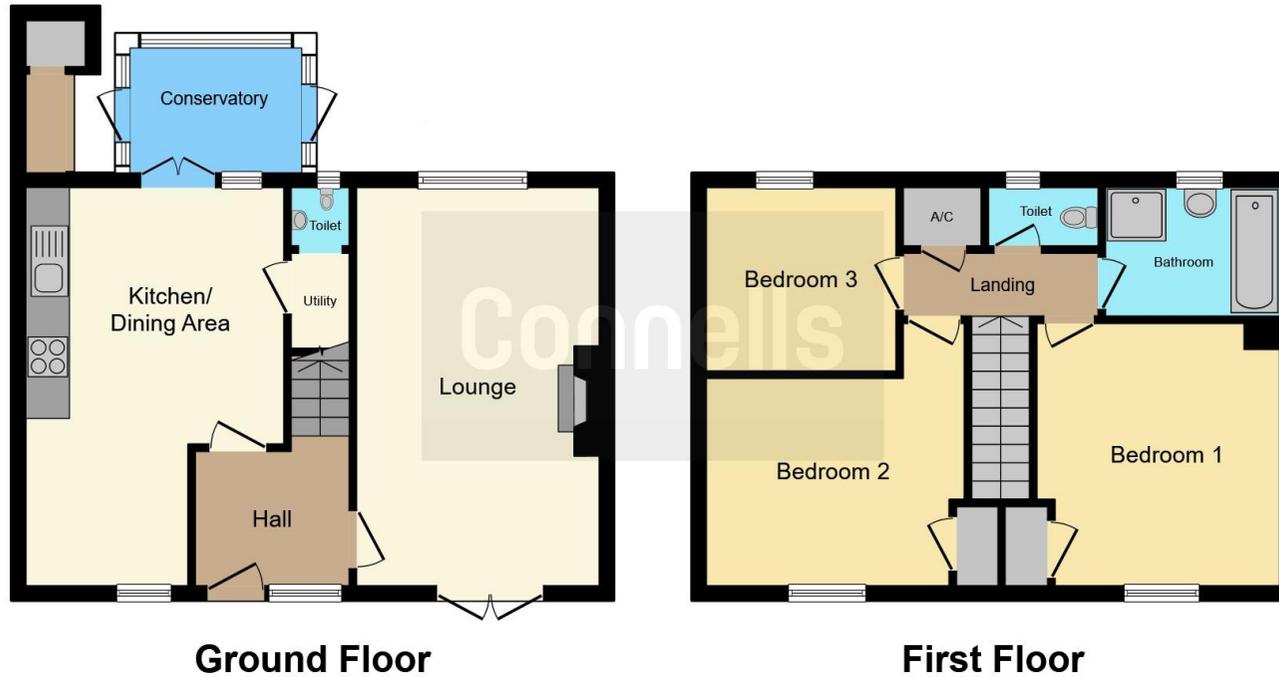
Rear Garden

Private and enclosed mainly laid to lawn garden, mature shrubs and plants, patio.









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

To view this property please contact Connells on

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Tenure: Freehold

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