



Connells

Crimscoate Square
Hatton Park WARWICK

Crimscote Square Hatton Park WARWICK CV35 7TS

for sale offers in the region of
£290,000



Property Description

Situated within the highly sought-after development of Hatton Park, this well presented two-bedroom home offers an ideal opportunity for anyone looking for a modern yet still characterful, spacious home in a desirable village location. This lovely home comes with a driveway to the front and nearby parking.

The light and airy lounge is situated to the rear of the home and has views out to the rear garden, perfect for relaxing and enjoying cosy evenings. To the front is the kitchen with ample storage and appliance spaces.

To the first floor, the property offers two spacious bedrooms with the primary bedroom benefiting from a private en-suite with shower and basin whilst bedroom two enjoys a south-facing aspect. There is also a white-suite family bathroom on the same floor.

The delightful rear garden comes with different levels for catching the evening sun - ideal for hosting and enjoying your outdoor space.

Approach

To the front is a tandem driveway for multiple cars and a low maintenance gravel area. A canopied porch with a door to;

Entrance Hall

Understairs storage and stairs rising to landing.

Lounge

13' 11" x 13' (4.24m x 3.96m)

Ample sized room with a feature fireplace, window to rear and patio doors leading out to rear garden.

Kitchen

10' 4" x 6' 7" (3.15m x 2.01m)

Fitted with a range of base and wall mounted cabinetry with complimentary work surface over, sink and drainer with mixer tap and tiled splashback. The kitchen is fitted with an electric oven, gas hob and a cooker hood over. There is space for a tall fridge freezer, dishwasher and washing machine. Window over looking front elevation.

Landing

Hatch with ladder to the loft which has light and is part boarded. There is also an airing cupboard for storage.

Bedroom One

9' 6" x 10' 9" (2.90m x 3.28m)

Double bedroom with two windows overlooking the rear garden and greenery beyond. The room benefits from carpeted flooring and a deep double wardrobe,

Ensuite

Fully tiled en suite, with a shower cubicle and wash hand basin.

Bedroom Two

7' 7" x 13' (2.31m x 3.96m)

Two windows to front, with a store cupboard providing shelving and houses a clothes rail.

Bathroom

Fitted with a white suite comprising of a bath with hot and cold taps, pedestal hand wash basin and low level W/C.

Garden

Low maintenance garden with different levels, providing a patio area and graveled areas. The garden is fenced to all sides and has a gate to the rear for access.

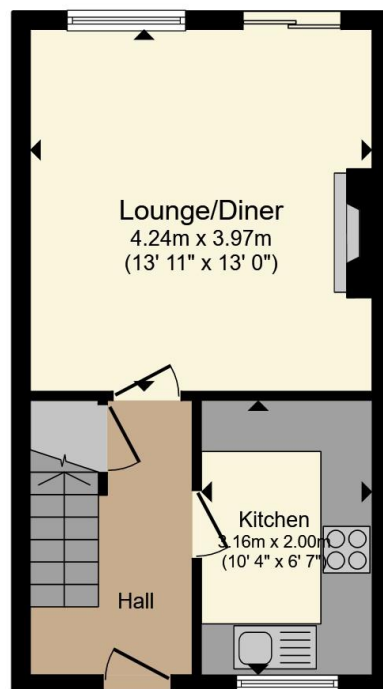
Buyers Aml Fee

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.

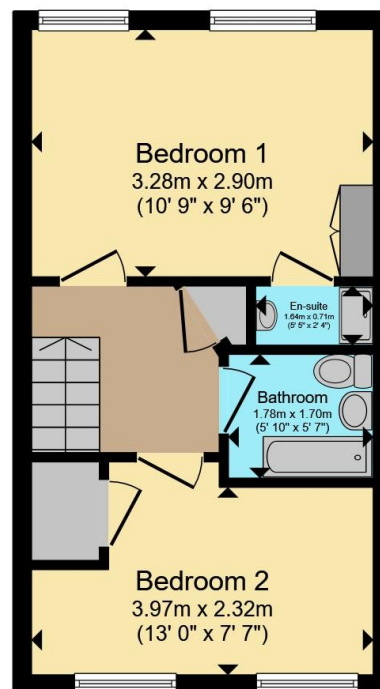








Ground Floor



First Floor

Total floor area 60.4 m² (651 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

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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107780



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