

Connells

Dorsington Close
Hatton Park Warwick

Dorsington Close
Hatton Park Warwick CV35 7TH

for sale offers in the region of
£350,000







Property Description

An excellent opportunity to acquire this attractive two double bedroom home with fitted wardrobe space, situated within the desirable residential development of Hatton Park. The property offers well-proportioned and versatile living accommodation, briefly comprising a kitchen, lounge, under stair storage facility, and a conservatory providing an additional reception room, ideal for dining, entertaining or simply relaxing whilst enjoying views of the rear garden. To the first floor, the property benefits from two bedrooms and a bathroom. Externally, there is a private rear garden offering ample space for outdoor entertaining, gardening and family enjoyment. Attached garage with integral access. Further benefits include off-road parking for multiple vehicles to the front, providing additional parking or useful storage space. Hatton Park is a highly regarded residential development nestled within the beautiful Warwickshire countryside, offering an attractive blend of semi-rural living and convenient access to surrounding towns. The development benefits from local amenities, including a village shop, community hall, nearby countryside walks and the picturesque Grand Union Canal. The historic market town of Warwick is approximately three miles away, offering an extensive range of shops, restaurants, schools and leisure facilities. The property is ideally positioned for commuters, with easy access to the A46 and M40 motorway network and 5 minutes from Warwick Parkway rail station.

Entrance Hall

Understairs cupboard.

Lounge

Window and door to rear, fire and surround and carpeted flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, sink and drainer, electric oven, 4 ring gas hob, cooker hood, space for dishwasher and fridge freezer and washing machine. Tiled splashback, tiled flooring and window to front.

Conservatory

French doors to rear and tiled flooring.

Landing

Cupboard with shelving and carpeted flooring.

Bedroom One

Two windows to rear, double wardrobes with rail and shelves, carpeted flooring.

Bedroom Two

Two windows to front, cupboard, carpeted flooring.

Bathroom

Bath with shower over, WC, pedestal wash hand basin and tiling to splashback.

Front Garden

Mainly laid to lawn and driveway for several cars.

Rear Garden

Mainly laid to lawn, paved path, gate access and door to garage.

Garage

Up and over door, door to rear.

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.

Vendors Notes

Possibility to extend subject to planning consent.

Land opposite is green belt so should not be built upon.














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Total floor area 87.4 m² (941 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: D

Tenure: Freehold

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