



Connells

Tidmington Close
Hatton Park WARWICK

Tidmington Close Hatton Park WARWICK CV35 7TE

for sale
£650,000



Property Description

Situated in a highly sought-after residential cul-de-sac within the popular village of Hatton, this beautifully presented family home offers spacious and versatile accommodation, perfectly suited to modern family living.

Having been thoughtfully enhanced, the property benefits from a large conservatory, an additional reception room, and an EV charging point, making it ideal for modern households and growing families alike.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room, a well-appointed kitchen/dining area, study and a further reception room which can be utilised as a family room, playroom or formal dining room.

To the rear, the substantial conservatory creates a fantastic additional living area, flooded with natural light and offering delightful views over the garden, making it the perfect space for entertaining or relaxing with family.

To the first floor are spacious bedrooms and a family bathroom, with the principal bedroom providing a comfortable and peaceful retreat.

Externally, the property enjoys an attractive landscaped rear garden, ideal for outdoor dining and family enjoyment.

To the front, there is ample driveway parking along with the convenience of an electric

vehicle charging point, catering to modern lifestyles and future-proofing the home.

Located in the desirable village of Hatton, the property benefits from excellent transport links, local amenities and well-regarded schools.

Buyer 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.

Entrance Porch

Laminate flooring.

Study

Window to front and laminate flooring.

Lounge

French doors, laminate flooring.

Dining Room

French doors to Conservatory and laminate flooring.

Reception Room

French doors to rear and window to front.

Kitchen / Diner

Fitted with a range of wall and base units with work surface over, new hob, extractor, oven, dishwasher. Space for fridge freezer, large pantry, laminate flooring and window to front.

Kitchen is new August.

Utility Room

Sink pantry area and washing machine.

Conservatory

Brick built walls, French doors and tiled flooring.

Landing

Airing cupboard and loft hatch.

Bedroom One

Window to front, fitted wardrobes and carpeted flooring.

Ensuite

Electric shower and cubicle, wash hand basin, WC, tiled flooring, chrome towel rail and window to front.

Bedroom Two

Window to rear, fitted wardrobes and carpeted flooring.

Ensuite

Power shower and cubicle, wash hand basin, WC and tiling flooring.

Bedroom Three

Window to front and carpeted flooring.

Bedroom Four

Window to rear and fitted wardrobes.

Bathroom

Bath with shower head, tiled flooring, WC, wash hand basin,

Loft Space

Boarded and ladder.

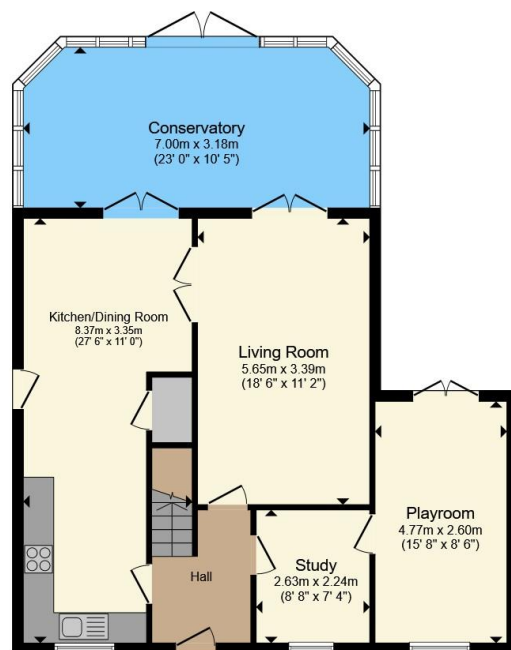
Rear Garden

Mainly laid to lawn with mature trees and shrubbery, patio and side access.

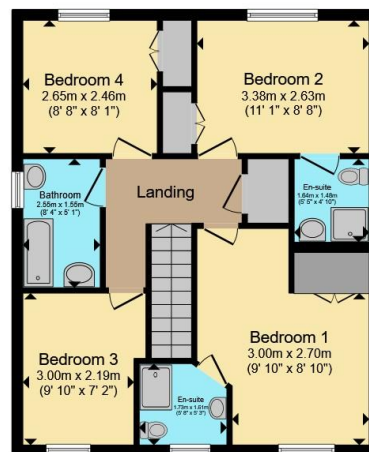




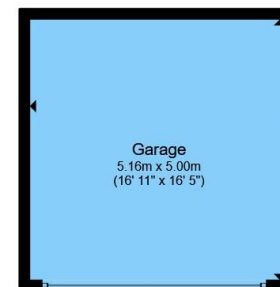




Ground Floor



First Floor



Garage

Total floor area 175.7 m² (1,892 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

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

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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