


Connells

Hatton Grange Brownley Green Lane
Hatton Warwick

# Hatton Grange Brownley Green Lane
# Hatton Warwick CV35 7BZ

for sale offers over
**£290,000**







## Property Description

Nestled within an exclusive and secure gated development, this attractive two-bedroom home offers stylish modern living in the highly sought-after village of Hatton.

Perfectly suited to first-time buyers, professionals, or those looking to downsize, the property combines a peaceful setting with excellent commuter links.

The accommodation is beautifully presented throughout and features a bright and welcoming living room with scenic views, a modern fitted kitchen with space for dining, and two double bedrooms served by a contemporary family bathroom.

Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining.

To the front, the home boasts a driveway providing off-road parking for two vehicles, while the gated road offers additional security and exclusivity.

Ideally located within easy reach of Warwick, Stratford-upon-Avon and major transport links, this charming property provides the perfect balance of village living and convenience.

## Entrance Hall

Tiled flooring.

## Cloakroom

WC, wash hand basin, tiled flooring.

## Lounge

French doors to garden, laminate flooring.

## Kitchen

Fitted with a range of wall and base units with work surface over, breakfast bar, hob, oven and extractor fan. Store cupboard, fridge freezer, washing machine, dishwasher, tiled flooring and window to front.

## Landing

Loft hatch, carpeted flooring.

## Bedroom One

Window to front, fitted wardrobes, carpeted flooring.

## Bedroom Two

Window to rear and carpeted flooring.

## Bathroom

Shower over bath, part tiled, wash hand basin and WC.

## Loft Space

## Rear Garden

Private mainly laid to lawn with patio.

## Parking

Driveway parking for 2 cars.

## Vendors Notes

£80.00 for maintenance charges.

Security Gates.

## 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.







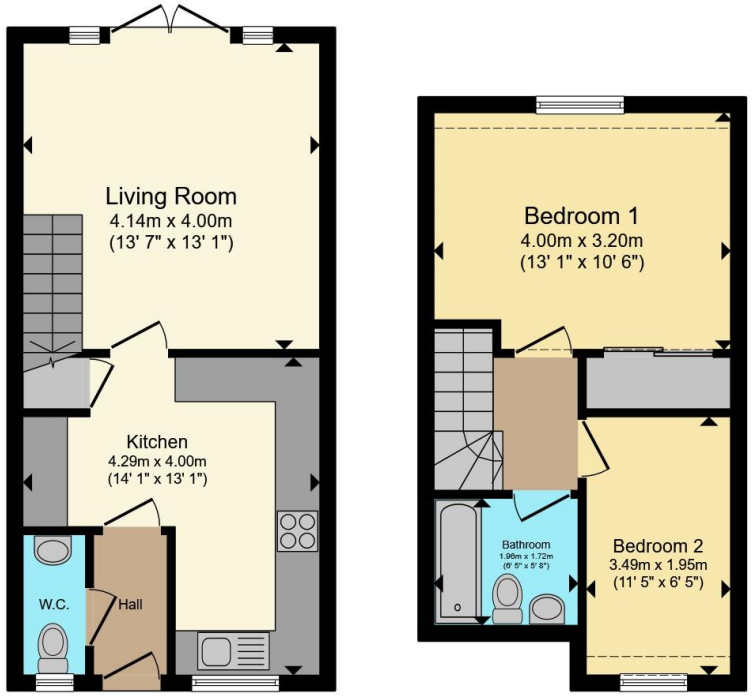













Total floor area 63.1 m² (680 sq.ft.) approx

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

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**T 01926 403308**
**E warwick@connells.co.uk**

14 High Street
WARWICK CV34 4AP

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/WAR107909**

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