





This immaculately presented four bedroom detached family home is pleasantly situated and briefly affords: Reception hallway, cloakroom, spacious living room, dining room, study, fitted kitchen, utility room, garden room, en-suite to master, family bathroom, gas heating, double glazing, private established rear garden. double garage and driveway, EPC C 72. No upward chain.

An excellent opportunity exists to acquire this extremely well presented, four bedroom detached residence which is situated in a favoured position within this popular residential development.

Hatton Park is ideally sited 3 miles from Warwick Town Centre. It contains some local amenities including local shop, village hall and recreational facilities and is a short distance from Warwick Parkway station. The development is also convenient for a number of other work centres including Leamington Spa, Coventry, Stratford upon Avon, Solihull and Birmingham and is within easy reach of the motorway network.

Approach

Through entrance door into:

Reception Hall

Telephone point, radiator, under stairs storage cupboard, staircase rising to First Floor. Doors to:

Cloakroom

Suite comprising pedestal wash hand basin with tiled splashbacks, WC, radiator and a double glazed window to side aspect.

Study

2.29m x 2.03m (7'6" x 6'8") Radiator and a double glazed window to front aspect.





Spacious Living Room

5.70m x 3.90m (18'8" x 12'10") Having a focal point fireplace with surround, inset gas fire, marble inlay and hearth. TV aerial point, two radiators, coving to ceiling, double glazed bay window to front aspect and double opening doors lead through to:

Dining Room

2.94m x 2.94m (9'8" x 9'8") Radiator, double glazed window to rear aspect. Door to:

Fitted Kitchen

5.09m x 2.93m (16'8" x 9'7") Having a comprehensive range of matching base and eye level units, sparkle granite worktops with inset Villeroy & Bosch ceramic inset sink and drainer. Built-in Neff electric oven and grill with storage cupboards above and below, integrated dishwasher and fridge, five ring gas hob with extractor unit over. Matching dresser unit with central plate rack with glazed display cabinets to either side. Radiator, double glazed double opening doors provide access to the Garden Room. Door to:

Utility Room

2.05m x 1.46m (6'9" x 4'9") Worktop with inset single drainer sink unit with mixer tap and complementary tiled splashbacks. Base and eye level unit, space and plumbing for washing machine, space for freezer, tall storage unit with Potterton gas fired boiler, radiator and a double glazed casement door to side aspect.

Garden Room

2.42m x 2.40m (7'11" x 7'10") Tiled floor, power sockets, double glazed windows enjoying views of the



garden and double glazed double opening doors provide access to the rear garden.

First Floor Landing

Access to roof space, radiator, built in Airing Cupboard. Doors to:

Bedroom One

4.01m x 3.63m (13'2" x 11'11") Built-in twin double door wardrobes, radiator, double glazed window to front aspect. Door to:

En-Suite

Suite comprising wide tiled shower enclosure with Aqualisa shower system, pedestal wash hand basin, WC. Fully complementary tiled splashbacks, shaver point, radiator, extractor fan, downlighters, double glazed window to side aspect.

Bedroom Two

4.36m x 2.89m (14'4" x 9'6") Radiator, built in double door wardrobe, double glazed window to front aspect.

Bedroom Three

3.17m x 2.91m (10'5" x 9'7") Radiator, double glazed window to rear aspect.

Bedroom Four

2.73m x 2.30m (8'11" x 7'7") Radiator, built in single door wardrobe, double glazed window to rear aspect.

Bathroom

2.33m x 1.93m (7'8" x 6'4") White suite comprising bath, pedestal wash hand basin, WC, fully



complementary tiled walls, radiator, extractor fan and a double glazed window to rear aspect.

Outside

Pedestrian pathway leading to the entrance door and gated side access. There are lawned areas to the front with mature stocked borders and hedging.

Rear Garden

The well established gardens are a particular feature of the property and are laid to lawn with well stocked

beds and borders housing a variety of specimen shrubs and trees including plum, cherry, apple, mulberry and fig. There are several seating areas and a feature pergola with mature climbing plants. A gated rear access leads to the driveway and double garage.

Double Garage

Twin up and over doors with double width parking to the front. Power and light.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services understood to be connected. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

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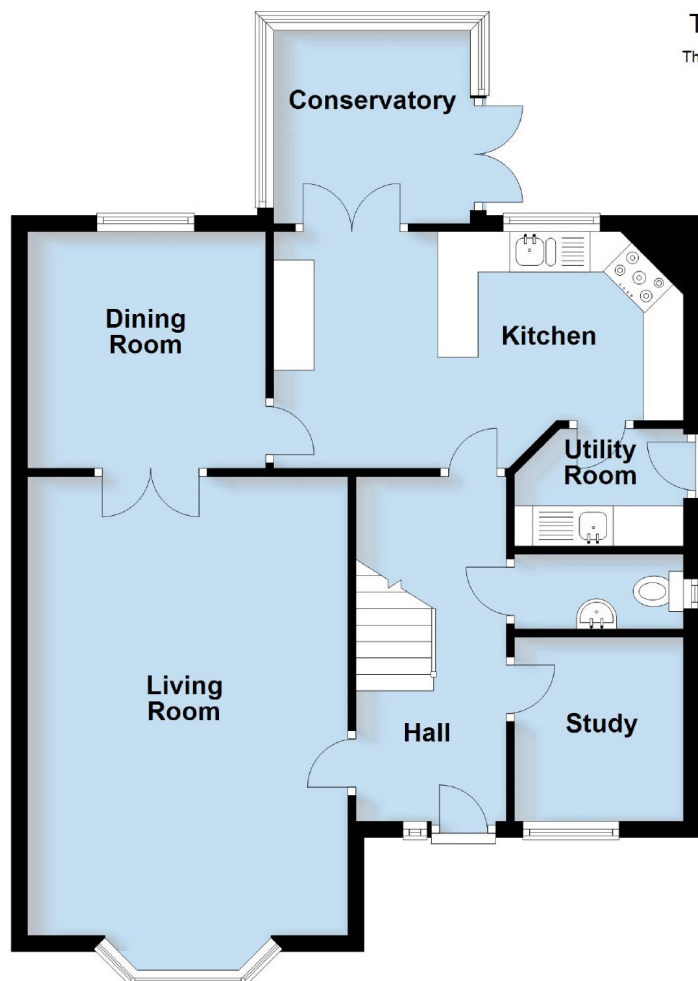
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Ground Floor

Approx. 71.7 sq. metres (771.7 sq. feet)

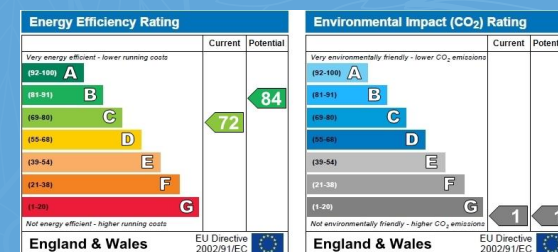
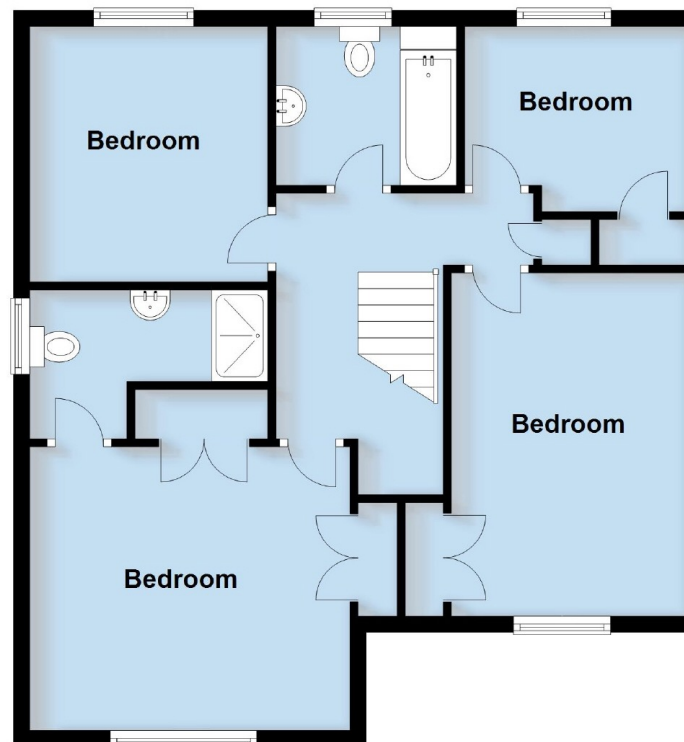
Total area: approx. 137.0 sq. metres (1474.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



First Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN