

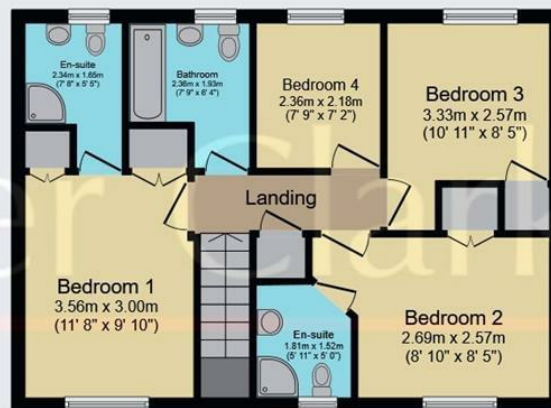
Peter Clarke



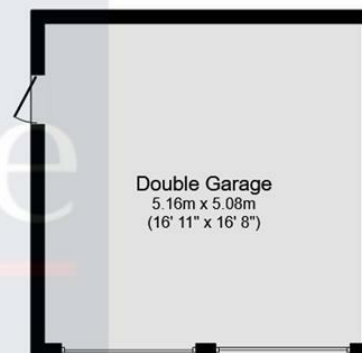
47 Quinton Close, Hatton Park, Warwick, CV35 7TN



Ground Floor



First Floor



Double Garage

Total floor area 140.4 sq.m. (1,512 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- Detached family home
- Four bedrooms
- Two en suites
- Double garage
- Kitchen/diner
- Popular location
- EPC D
- Available 24th August



PCM £1,995 PCM

Managed by Peter Clarke. A sizeable, well presented four bedroom detached family home set in the desirable location of Hatton Park. The property is conveniently positioned with easy access to Warwick, Leamington Spa, local transport link, shops and amenities. comprising entrance hall, living room, large kitchen/diner, four good sized bedrooms, two en suites, family bathroom, attractive rear garden, double garage and driveway. PREVIOUS IMAGES USED

Available Early September

Council tax band F.

APPROACH

with planted beds to the front of the property and paved pathway leading to the front door.

ENTRANCE HALL

with double glazed obscured glass door to the front elevation, central heating radiator, stairs leading to the first floor with understairs cupboard, ceiling mounted lighting and wood effect flooring.

WC

with double glazed obscured glass window to the rear elevation, wood effect flooring, low level WC, pedestal wash hand basin, tiling to splashback, ceiling mounted lighting and central heating radiator.

LIVING ROOM

with double glazed window to the front elevation and double glazed french doors to the rear, gas fireplace, television point, ceiling mounted lighting and central heating radiator.

KITCHEN/DINER

A generous space being dual aspect with double glazed window to the front and rear elevation, also having a double glazed door to the rear garden. With an array of wall and base mounted units, complementary work surface over, integrated five ring gas burner with extractor over, integrated double oven, integrated dishwasher, under-counter washer/dryer and

freestanding fridge freezer. Also with an inset stainless steel sink unit with monobloc chrome tap over, ceiling mounted lighting, central heating radiators, space for table and chairs to comfortably seat eight to ten adults, wood effect flooring and kitchen island.

FIRST FLOOR LANDING

with loft access, inset ceiling downlighters and doors giving way to the accommodation.

BEDROOM ONE

A good sized double with double glazed window to the front elevation, central heating radiator, ceiling mounted lighting, built in wardrobes and door to the en suite.

EN SUITE

with shower cubicle having mains-fed shower with dual heads, low level WC with dual flush, vanity sink unit with tiling to splashback, towel radiator, inset ceiling downlighters, extractor fan and double glazed window to the rear elevation.

BEDROOM TWO

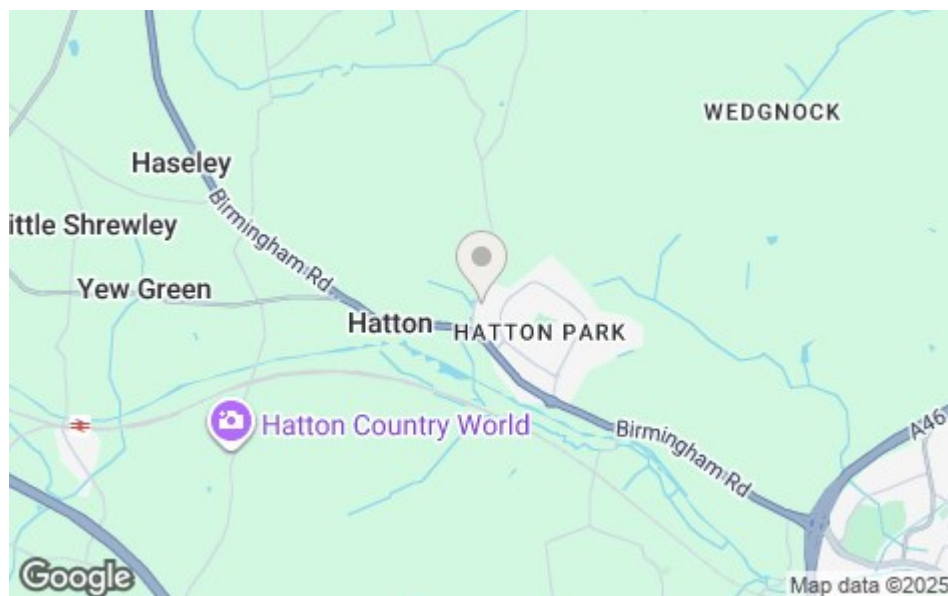
with double glazed window to the front elevation, central heating radiator, ceiling mounted lighting, built in wardrobes and doors to the en suite.

EN SUITE

with shower cubicle having mains fed shower, WC,







pedestal sink with tiling to splashback, inset ceiling downlighters, extractor fan, wood effect flooring and towel radiator.

BEDROOM THREE

with double glazed window to the rear elevation, ceiling mounted lighting, central heating radiator and built-in wardrobes.

BEDROOM FOUR

with double glazed window to the rear elevation, ceiling mounted lighting, central heating radiator.

FAMILY BATHROOM

With low level WC, bath with shower attachment, towel radiator and obscured glass double glazed window.

GARDEN

An attractive and mature garden with beds and trees, mainly laid to lawn with a patio area, with a door giving access to the double garage, also having gated access to the front of the property.

DOUBLE GARAGE

with electric roller doors, power and lighting, and side door.

DRIVEWAY

with parking for two cars.



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