

Peter Clarke



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

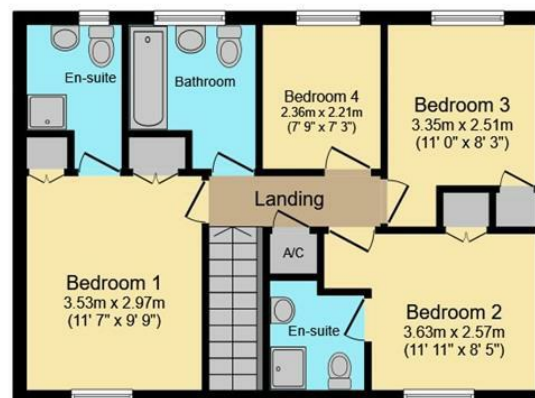


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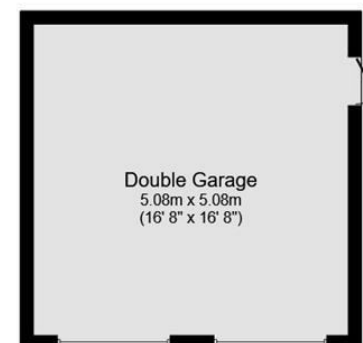
**Ground Floor**

Floor area 72.0 sq.m. (775 sq.ft.)



**First Floor**

Floor area 49.7 sq.m. (535 sq.ft.)



**Double Garage**

Floor area 26.1 sq.m. (281 sq.ft.)

**Total floor area: 147.8 sq.m. (1,591 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

- Constructed by Bovis Homes in 2000
- Four bedroom detached
- Two en suite shower rooms and family bathroom
- Two generous reception rooms
- Kitchen/dining room
- Conservatory
- WC
- Driveway parking and double garage
- Westerly facing lawned rear garden
- EPC



Offers In Excess Of  
£525,000

This well presented and ideally located four bedroom detached family home was built on the ever popular Hatton Park development by Bovis Homes in 2000 and has interior accommodation briefly comprising large entrance hall with guest WC, living room, formal dining room, kitchen/dining room, conservatory, four first floor bedrooms, two of which benefit from en suite shower rooms, and a further family bathroom. Outside, the property benefits from lawned gardens to both front and rear elevations, driveway parking for two cars and a detached double garage. Interior inspection is highly recommended to appreciate the size, quality and position that this fantastic home has to offer.

#### APPROACH

accessed from Quinton Close via a paved footpath leading up to the composite and double glazed front door, which opens in to:

#### ENTRANCE HALL

having stairs rising to the first floor landing and benefiting from a useful understairs storage cupboard. Giving way to the living room, kitchen/dining room, formal dining room and guest WC.

#### LIVING ROOM

A generous dual aspect living room with centrally mounted feature fireplace, marble surround and timber mantel. Having large double glazed window to the front elevation and double glazed french doors opening into the conservatory to the rear.

#### FORMAL DINING ROOM

also accessed from the entrance hall is the formal dining room with a large double glazed window to the front elevation, currently housing a table for six.

#### GUEST WC

comprising a two piece white suite with low level WC and pedestal wash hand basin with chrome fittings, and obscured double glazed window to the rear elevation.

#### FITTED KITCHEN/DINING ROOM

comprising a range of solid wood fronted wall and base

mounted units with granite effect work surfaces and an inset one and one half bowl stainless steel sink and drainer unit with chrome monobloc tap. Having space and plumbing provided for washing machine and dishwasher and benefiting from a freestanding Leisure range cooker with overhead extractor fan. In addition, there is an integrated fridge freezer and the kitchen benefits from a large double glazed window to the rear elevation giving lovely views over the westerly facing lawned rear garden. With a timber and glazed door opening in to the:

#### CONSERVATORY

accessed from both the kitchen and the living room, this well proportioned conservatory has uPVC double glazed panels to three sides and has a ceramic tiled floor. With Dimplex electric wall panel heater, ceiling mounted fan and lighting.

#### FIRST FLOOR LANDING

having stairs rising from the entrance hall and gives way to all four bedrooms, the family bathroom and has a drop down loft hatch leading to the loft storage area. In addition, there is an integrated airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

This well sized double bedroom has front facing double glazed window and benefits from double fronted and single fronted built in storage wardrobes with interior four panel door opening in to:

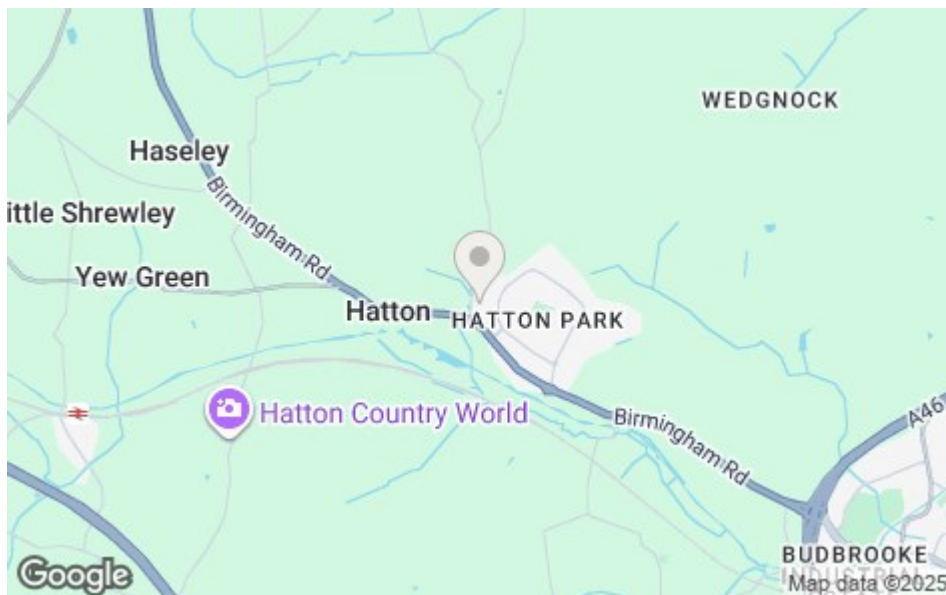












#### EN SUITE

featuring a three piece white suite with low level WC, pedestal wash hand basin, enclosed shower cubicle having sliding glass screen and electric shower. With ceramic tiling to all splashback areas and obscured double glazed window to the rear elevation.

#### BEDROOM TWO

Another well proportioned double bedroom also benefiting from a double fronted built in storage wardrobe and having a front facing double glazed window. With interior door opening in to:

#### EN SUITE

featuring a three piece white suite with low level WC, pedestal wash hand basin and enclosed shower cubicle with electric shower over and sliding glass screen. Having ceramic tiling to all splashback areas and extractor fan.

#### BEDROOM THREE

currently houses a double bed and benefits from a single built in wardrobe. Having a rear facing double glazed window looking out on to the westerly facing lawned rear garden.

#### BEDROOM FOUR

currently being utilised as a home office, the fourth bedroom is a good single with rear facing double glazed window overlooking the rear garden.

#### FAMILY BATHROOM

comprising a three piece white suite with low level WC, pedestal wash hand basin and panelled bath with mixer head tap. Having ceramic tiling to all splashback areas and obscured double glazed window to the rear elevation.

#### OUTSIDE TO FRONT

is a well maintained and lawned foregarden with well stocked plant and shrub borders and beds, whilst sitting alongside this is a tarmac driveway enabling off road parking for two cars. This leads up to a

#### DETACHED DOUBLE GARAGE

accessed directly from the driveway, this detached double garage benefits from electrically operated up and over garage doors and has further pedestrian access from the garden. In addition there is internal power and lighting.



## REAR GARDEN

This beautifully maintained and westerly facing lawned rear garden is accessible from the front of the house via timber gated side access and internally from the conservatory. Benefiting from two paved dining terraces, one adjoining the house and the other at the bottom of the garden. With paved footpath leading to the pedestrian access to the garage and to useful timber built storage shed located behind the garage. Having fence panels to all sides, well stocked plant and shrub borders and mature Silver Birch tree.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water, drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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