

ehB RESIDENTIAL

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21, Armscote Grove, Hatton Park, Warwick

Price Guide £395,000







A well appointed four bedroom home situated in a pleasant cul-de-sac setting on this popular residential development This greatly improved accommodation briefly affords; Entrance hall, cloakroom, spacious living room, conservatory, fitted kitchen, three first floor bedrooms accompanied by a bathroom and en-suite, impressive attic master bedroom with fitted wardrobes and a re-fitted en-suite shower, gas heating, double glazing, driveway and garage and a hard landscaped rear garden. Energy rating C.

Location

Hatton Park is a sought-after residential development situated 3 miles from Warwick, offering a rural lifestyle while being close to Leamington Spa, Stratford-upon-Avon, and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

Approach

Through a the double-glazed entrance door into:

Entrance Hall

Radiator, staircase rising to First Floor. Doors to:

Cloakroom

White suite comprising WC, corner wash-hand basin with storage below, radiator, complementary tiling to dado height, downlighters, and a double-glazed window to the front aspect.

Living Room

16'8" x 13'11" narrowing to 10'8" (5.09 x 4.24 narrowing to 3.25)

Two radiators, under-stairs storage cupboard housing the hot water cylinder, electric light, telephone point, sealed unit double-glazed window and double-glazed patio door lead through to the:







Conservatory
12'11" x 8'11" (3.94 x 2.71)
Having UPVC double-glazed windows, a double-glazed glass roof, wiring for two wall lights, power sockets, and double-glazed French doors that provide access to the rear garden.

Fitted Kitchen
10'8" x 7'8" (3.25 x 2.33)
Matching range of white gloss fronted base and eye level units with complementary worktops and tiled splashbacks, an inset single drainer sink unit with mixer tap and rinse bowl. Four-ring gas hob with extractor unit over, Bosch oven with storage cupboards above and below. Space and plumbing for a washing machine and a slimline dishwasher, space for an upright fridge/freezer and tumble dryer, concealed Potterton gas-fired boiler and a double-glazed window to the front aspect.

First Floor Landing
Central light point, staircase rising to the attic master bedroom. Doors to:

Bedroom Two
11'0" x 8'8" max (3.35 x 2.63 max)
Radiator, decorative pannelling to one wall, two double-glazed windows to the front aspect. Door to:

En-suite Shower
Suite comprising WC, pedestal wash-hand basin, tiled shower enclosure, downlighters and extractor fan, chrome electric heated towel rail, additional radiator, and a double-glazed window to the front aspect.

Bedroom Three
8'5" x 8'2" + depth of wardrobe (2.57 x 2.49 + depth of wardrobe)
Double door wardrobe, radiator and a double-glazed window to the rear aspect.







Bedroom Four
8'9" x 5'7" (2.66 x 1.71)
Single door wardrobe, radiator and a double-glazed window to the rear aspect.

Main Bathroom
white suite comprising bath with mixer tap and telephone-style shower attachment, WC, vanity wash-hand basin with storage below, fully tiled walls, downlighters, extractor fan, radiator, and a double-glazed window to the side aspect.

Attic Landing
Part angled ceiling incorporating a Velux rooflight. Door to:

Master Bedroom
13'8" x 9'11" max (4.17 x 3.01 max)
Radiator, built-in range of matching white high gloss wardrobes which provide ample hanging rail and storage space, access to additional eaves storage space and two double-glazed windows to the rear aspect. Door to:

En-suite Shower
Modern re-fitted white suite comprising WC, wash hand basin with storage cupboard below, tiled shower enclosure with a hansgrohe shower system, complementary tiled splashbacks, extractor fan, downlighters, heated towel rail and an angled ceiling incorporating a Velux double-glazed rooflight.

Outside & Rear Garden
To the front of the property, there is a lawned front garden with a pathway leading to the entrance door. A gated side pedestrian access leads to a smartly landscaped, low-maintenance rear garden designed for entertaining. A generous paved terrace offers ample space for outdoor seating, leading to a covered area ideal for year-round use.

Fully enclosed for privacy, the garden features a mature tree and raised planting beds, creating an attractive and practical outdoor space.







Single Garage
Being en bloc with an up-and-over door and parking to the front.

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

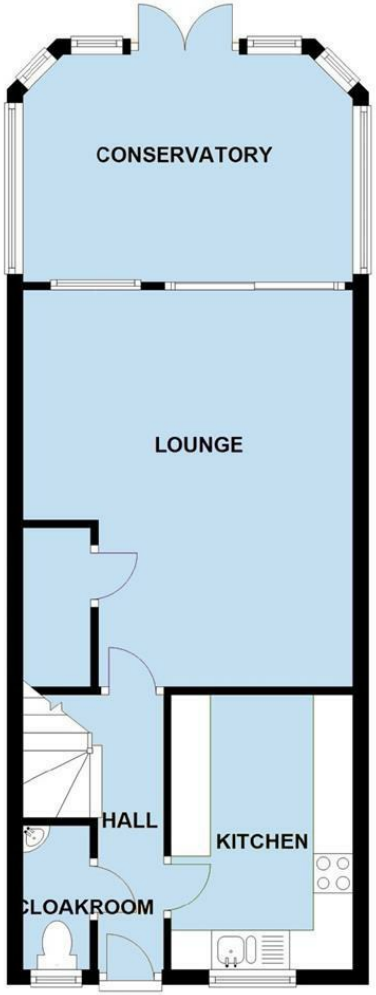
Services
All mains services are understood to be connected. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited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

Council Tax
The property is in Council Tax Band "D" - Warwick District Council

Postcode
CV35 7TP

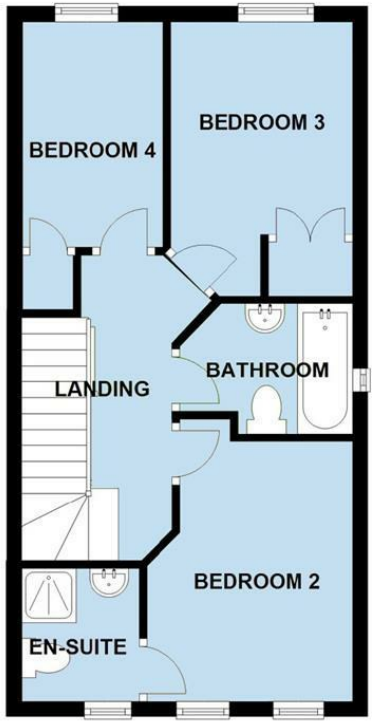
GROUND FLOOR

APPROX. 48.8 SQ. METRES (525.6 SQ. FEET)



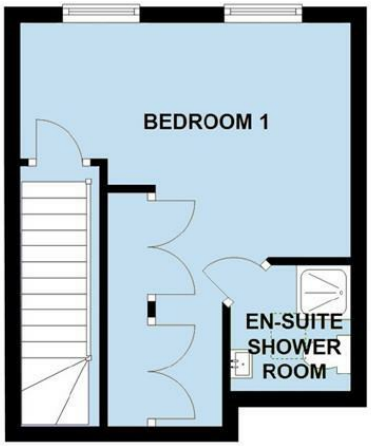
FIRST FLOOR

APPROX. 35.9 SQ. METRES (386.8 SQ. FEET)



SECOND FLOOR

APPROX. 21.3 SQ. METRES (229.1 SQ. FEET)



TOTAL AREA: APPROX. 106.0 SQ. METRES (1141.5 SQ. FEET)

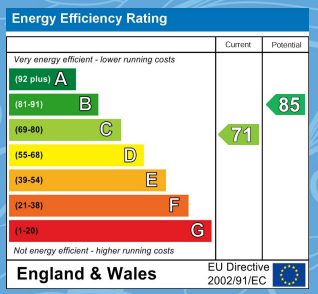
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