







A well-presented two-bedroom, modern end-of-mews house situated on this ever-popular development. Entrance hall, cloakroom, living room, fitted kitchen, conservatory, two double bedrooms, en-suite to main bedroom, additional bathroom, established long front garden and a hard landscaped rear garden, rear allocated parking for two cars. Viewing is highly recommended. Energy rating D.

#### Hatton Park

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 double-glazed entrance door into:

#### Reception Hall

With a staircase rising to the First Floor Landing with a store cupboard below, radiator, central heating thermostat, wood effect floor and a double-glazed window to the front aspect. Doors to:

#### Cloakroom

White suite comprising a low flush WC below, a double-glazed sash-style window to the side, pedestal wash hand basin with tiled splashback, radiator and a tiled-effect floor.

#### Living Room

13'8" x 12'9" (4.17m x 3.91m)

This well-proportioned room has double-glazed patio doors offering access to the conservatory, with an adjacent double-glazed mock sash window with a double radiator below. The room has an attractive fireplace with a fitted electric fire, granite inlay and hearth, wood effect floor, and a high ceiling with a ceiling light point.

#### L Shaped Conservatory

12'0" x 5'8" plus 11'9" x 5'0" (3.68m x 1.75 plus 3.60m x 1.54m) Having a tiled floor with under-floor heating, power and light and double doors allow access to the garden, further double-glazed casement door to the rear garden.

#### Fitted Kitchen

10'2" x 9'8" (3.12m x 2.96m)

Range of white gloss fronted base and eye level units, complementary worktops and tiled splashbacks with an inset single drainer sink unit with mixer tap and rinse bowl. Hotpoint electric oven with an induction hob and extractor unit over, space for an upright fridge/freezer. Space and plumbing for a washing machine and dishwasher. Concealed Potterton gas-fired boiler, radiator, breakfast bar and two double-glazed windows to the front aspect.

#### First Floor Landing

Access to roof space, built-in Airing Cupboard with lagged hot water tank.





#### Bedroom One

10'11" x 10'7" (3.33m x 3.23m)

With twin sash style double-glazed windows, radiator, two double fitted wardrobes and a ceiling light point. Door to:

#### En-Suite Shower

Features include a fully tiled shower cubicle with Triton shower, pedestal wash hand basin with tiled splashback, an electric shaver point, an extractor fan and a ceiling light point.

#### Bedroom Two

12'9" x 7'9" (3.90m x 2.38m)

With twin double-glazed sash style windows to the front elevation, a radiator and a bulkhead storage cupboard with hanging rails.

#### Bathroom

Fitted with a white suite comprising bath with tiled surround, low flush W.C, obscure double-glazed side window, pedestal wash hand basin, radiator, tiled effect floor, electric shaver socket and extractor fan.

#### Outside

The front garden is mainly laid to lawn, with stocked borders and a wide, gated paved path leading to the entrance door.

#### Rear Garden

Which are hard landscaped and designed for ease of maintenance. There is a timber garden shed and the garden is enclosed on all sides with a gated rear access leading to the:

#### Two Car Parking

Designated parking for two vehicles is located at the rear of the courtyard for residents.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this. We understand there is an annual service charge of £264.60 PA 2025/26 for the upkeep of the private rear parking. This figure is approximate and has not yet been verified.

#### Services

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

#### Council Tax

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

#### Postcode

CV35 7TS

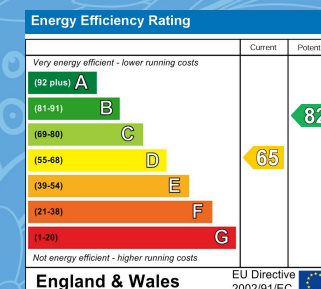


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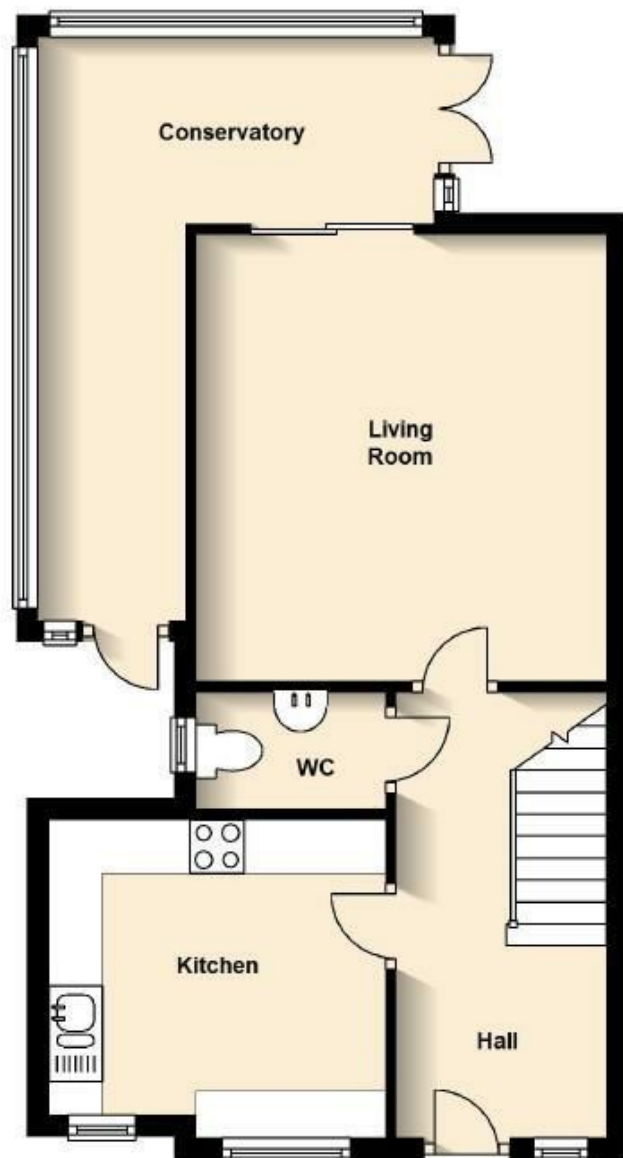
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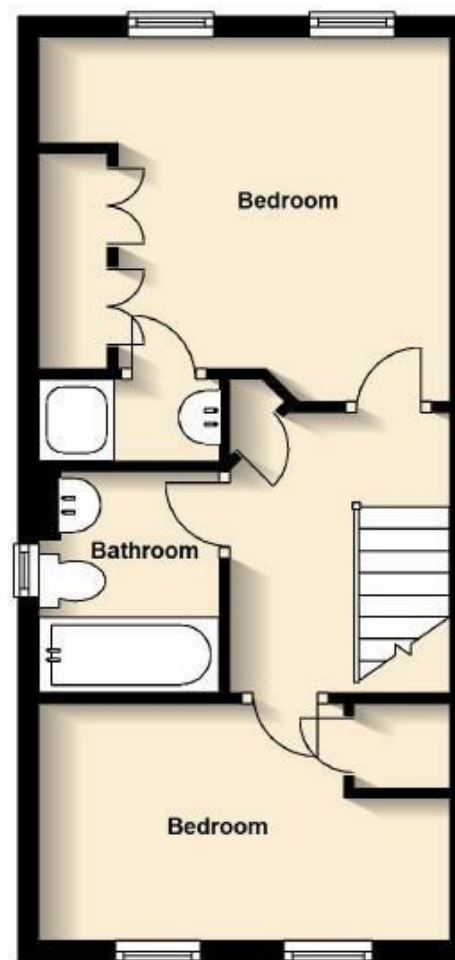
## Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

Produced by CV Energy Limited 2011  
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