





Situated in a favoured position within this ever-popular development, this well-presented modern three-bedroom semi-detached property offers well-proportioned accommodation comprising an entrance lobby, lounge and a fitted kitchen/diner.

On the first floor, there is a main bedroom with an en suite, two further bedrooms, and a family bathroom.

Outside, the property benefits from an established, landscaped rear garden, a front garden, and a tandem driveway providing off-road parking for up to

three vehicles, leading to a garage.

Viewing is highly recommended. 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

Composite entrance door leading into the entrance lobby.

Entrance Lobby

Door to the lounge and stairs to the first-floor landing. Radiator.

Lounge

9'8" x 17'4" (2.949m x 5.3m)

Karndean flooring, Double-glazed bay window to the front aspect. focal gas fireplace with decorative surround. Two radiators, doors to the under-stairs storage and the kitchen/diner.



Kitchen Diner

12'4" x 14'10" (3.77m x 4.53m)

Karndean flooring continued from the lounge. Range of base and eye-level gloss fronted units. Wood effect worktop. Decorative tiled splashback. Integrated washing machine, dishwasher, and full-size fridge freezer, electric oven and grill. Four-ring gas hob with hooded stainless steel extraction unit. composite sink with a chrome mixer tap and a filtered-water option. Cupboard housing the gas-fired boiler and radiator. Double-glazed windows and Double-glazed doors to the rear aspect, offering access to the garden.



First Floor Landing

Doors to bedrooms, bathroom and the airing cupboard housing an immersion water tank and shelving storage. Access to the loft with a pulldown loft ladder.

Bedroom One

8'9" x 11'7" (2.69m x 3.55m)

Built-in floor-to-ceiling height wardrobe with two mirrored sliding doors and a radiator. Door to en-suite and a double-glazed window to the front aspect.



En-suite Shower

Three-piece white suite. Partially decorative tiled walls. Low-level W.C. Hand wash basin with chrome mixer taps and storage below. Walk-in shower with mains shower and glazed shower screen, extractor fan and a Double-glazed window to the front aspect.

Bedroom Two

8'6" x 9'6" (2.61m x 2.92m)

Radiator and double-glazed windows to the rear aspect.



Bedroom Three

10'4" x 6'0" (3.16m x 1.85m)

Radiator and double-glazed windows to the rear aspect.

Family Bathroom

Wood effect flooring complements this well-appointed shower room, which features a modern three-piece suite. A large walk-in shower with a fully tiled decorative enclosure and glazed screen provides a stylish focal point. There is a hand wash basin with a chrome mixer tap and useful storage below, along with a low-level W.C. and additional

storage above. The room is partially tiled and further benefits from a heated towel rail and extractor fan.

Outside

8'2" x 18'0" (2.5m x 5.5m)

The property benefits from an attractive frontage, set back from the road with a driveway providing off-road parking and access to the garage. A neatly maintained lawn sits to the side, enclosed by a low-level wrought iron fence, adding to the kerb appeal.

Rear Garden

This attractive, landscaped rear garden is designed

for both ease of maintenance and enjoyment, featuring a generous paved patio area ideal for outdoor seating and entertaining. Steps lead up to a raised terrace, providing a further private seating space, all enclosed by a combination of brick walling and timber fencing.

Well-stocked borders surround the garden, offering a variety of established shrubs, plants and greenery, adding colour and interest throughout the seasons. The layout creates a pleasant sense of depth, while the mature planting enhances privacy, making it a peaceful and inviting outdoor space. There is an outside tap.





Garage

18'0" x 8'2" (5.50m x 2.50m)

Having an up-and-over door, power and light and a service door to the rear garden.

Tenure

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

There is a communal maintenance charge of £184.72pa

Services

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

Council Tax

Council Tax band C

Postcode

CV35 7TS

Agents Note

The property has been fitted with open-cell spray foam insulation to the loft space felt. Documentation relating to the installation is available, along with a quotation for its removal if required. The loft remains ventilated, and the insulation has not been applied directly to the timbers. As with any property of this nature, prospective purchasers are advised to seek guidance from their legal advisor and confirm suitability with their mortgage lender prior to proceeding.

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

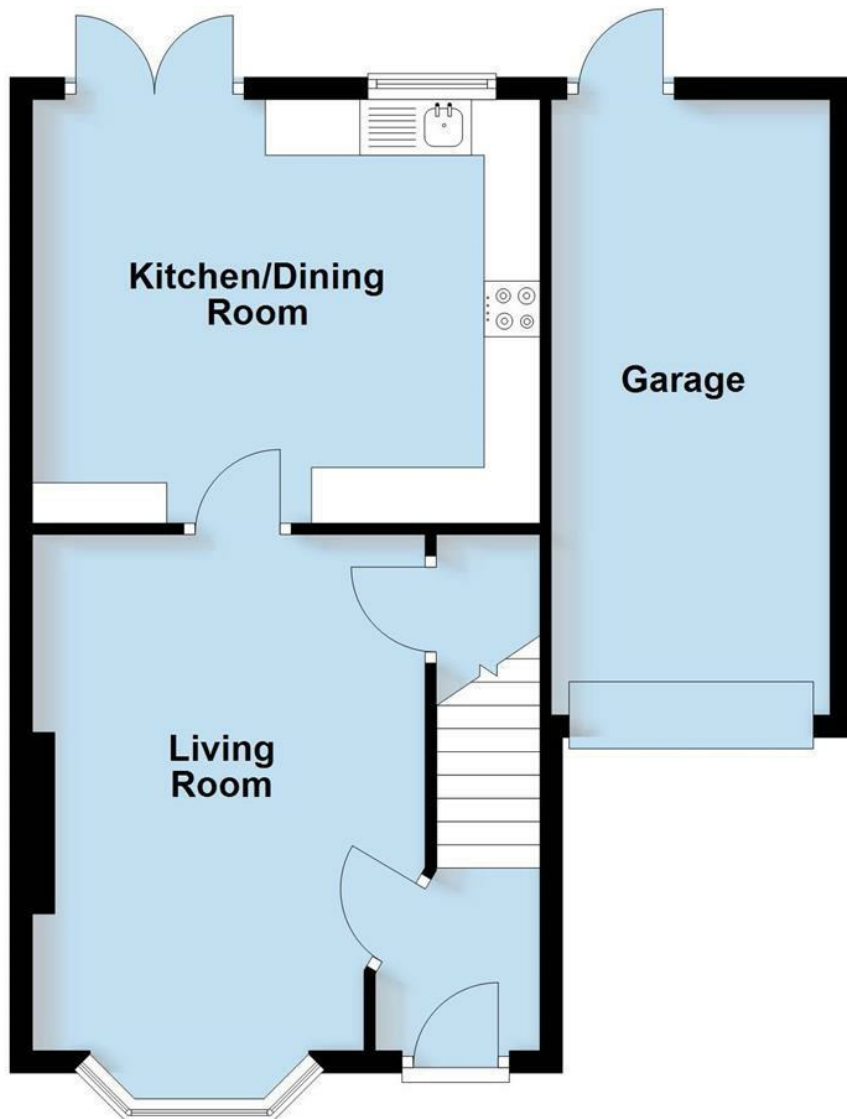
☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
	EU Directive 2002/91/EC	

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

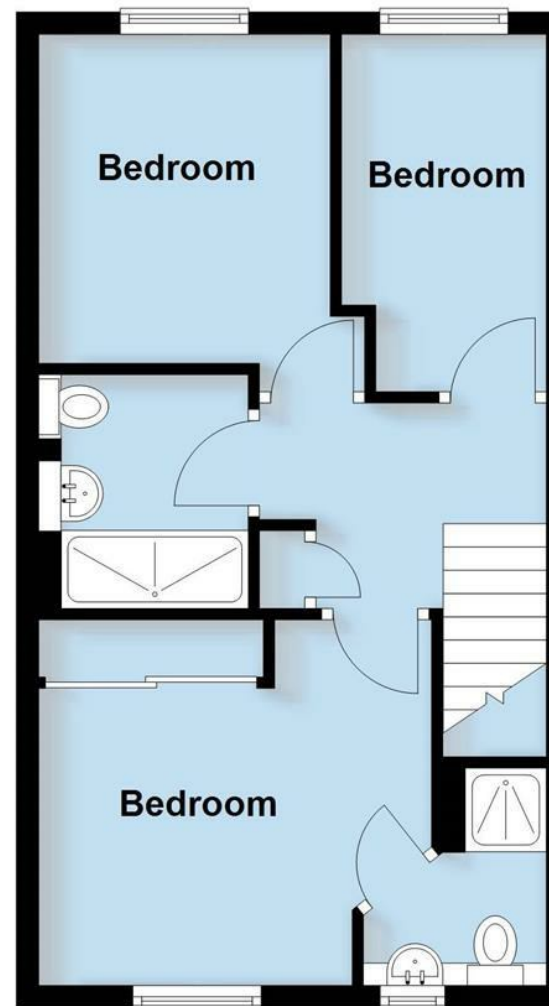
Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 92.2 sq. metres (992.8 sq. feet)

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.