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5, Mickleton Drive, Hatton Park, Warwick

Price Guide £495,000



This spacious, five-bedroom detached family home is pleasantly situated on this popular development, and offers versatile family accommodation which is arranged over three floors: Reception hallway and cloakroom, living room, dining room, breakfast kitchen, utility room, three en-suite facilities, family bathroom, gas heating, double glazing, driveway, integral tandem garage and established front and rear gardens. EPC D.

#### 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 glazed entrance door into:

#### Reception Hall

Radiator, coving to ceiling, staircase rising to First Floor Landing. Doors to:

#### Cloakroom

Suite comprising WC, wash hand basin, radiator and a double-glazed window.

#### Living Room

18'0" x 10'2" (5.50m x 3.12m)

Fireplace with surround, marble inlay and hearth, coving to ceiling, two radiators. Double glazed window to front aspect and multi-pane double opening door to:

#### Dining Room

10'7" x 8'5" (3.25m x 2.58m)

Radiator, coving to ceiling, and double-glazed double-opening doors with matching side screens provide access to the rear garden. Door to:





#### Breakfast Kitchen

15'0" x 11'1" (4.59m x 3.38m)

Range of wood-fronted base and eye-level units, complemented by work surfaces and tiled splashbacks, featuring an inset single drainer sink unit with mixer tap and rinse bowl. Stove-style cooker featuring a five-burner gas hob and an adjacent two-burner hotplate, with a canopy over and a concealed extractor unit. Integrated full-height dishwasher and microwave, radiator, under-stairs storage cupboard, and double-glazed window to the rear aspect.

#### Utility Room

7'3" x 4'7" (2.22m x 1.40m)

Worktop with an inset single drainer sink unit, accompanied by a base unit below, providing space and plumbing for a washing machine and tumble dryer. Radiator, wall-mounted Potterton gas-fired boiler, extractor fan and a double-glazed casement door to the side aspect.

#### First Floor Landing

Radiator, built-in cupboard housing the Boilermate hot water cylinder. Doors to:

#### Bedroom One

15'5" x 10'5" (4.72m x 3.18m)

Built-in wardrobes, two radiators, double-glazed windows on the side and front aspects. Door to:

#### En-Suite Shower

White suite comprising pedestal wash hand basin, WC, tiled shower enclosure with shower system, shaver point, extractor fan, radiator and a double-glazed window to the front aspect.

#### Bedroom Five/Study

8'9" x 8'3" (2.67m x 2.54m)

Radiator, single-door wardrobe, and a double-glazed window to the rear aspect.



### Bedroom Two

10'8" x 8'3" (3.26m x 2.52m)

Double door wardrobe, radiator and a double-glazed window to the rear aspect. Door to:

### En-Suite Shower

Includes WC, pedestal wash hand basin, tiled shower cubicle with shower system, radiator, shaver point, fully tiled walls, extractor fan and a double-glazed window to the side aspect.

### Main Bathroom

Comprising a corner bath with a telephone-style mixer tap

and shower attachment, WC, and a vanity unit with an inset wash hand basin and storage below. Fully tiled walls, radiator, shaver point, shower enclosure with shower system and a double-glazed window to the front aspect.

### Second Floor Landing

Part angled ceiling incorporating a Velux double-glazed roof light. Doors to:

### Bedroom Three

13'1" x 10'6" min (4.0m x 3.21m min)

Two radiators, a built-in double door wardrobe, and a double-glazed dormer window to the front aspect. Door to:

### En-Suite Shower

White suite comprising WC, vanity area with inset wash basin with storage below. Tiled shower enclosure with shower system, fully tiled walls, radiator, shaver point, extractor fan and a Velux double glazed roof light.

### Bedroom Four

20'0" x 8'0" (6.10m x 2.45m)

Two radiators, double-glazed dormer window to the front aspect with a Velux double-glazed roof light to the rear.

### Outside

There is a lawned front garden, partly screened by mature hedging, with a driveway providing off-road parking and access to the:





#### Tandem Garage

31'9" x 9'0" (9.70m x 2.76m )

Having an electric up-and-over door, with power and lighting and a service door to the garden.

#### Established Rear Garden

Paved patio area, lawned gardens, stocked borders, further paved area with pergola and climbing plants, outside tap and a gated side pedestrian access.

#### Tenure

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

#### 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.

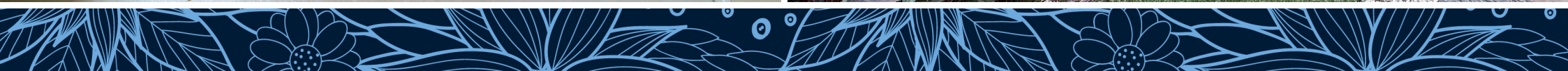
#### Council Tax

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

#### Postcode

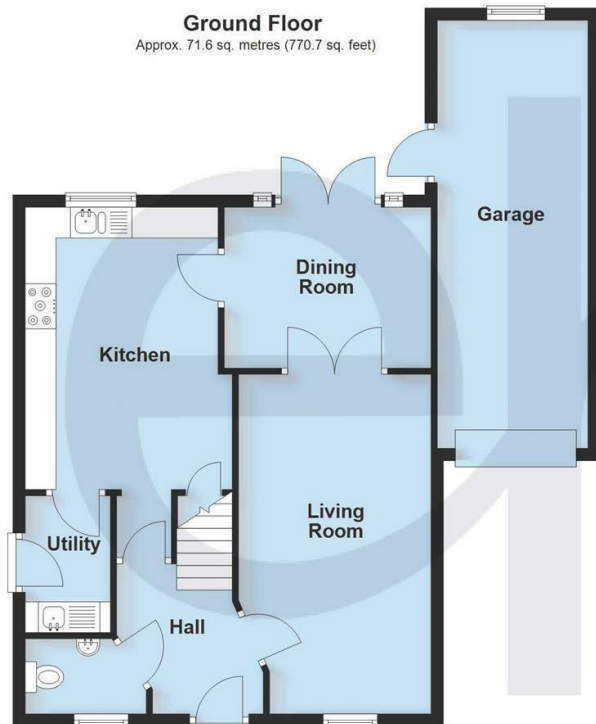
CV35 7TA



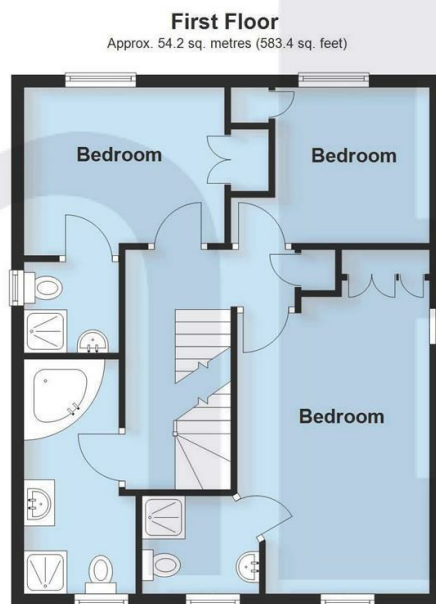




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Total area: approx. 170.3 sq. metres (1833.4 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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