





This beautifully situated, four-bedroom end-of-mews house enjoys pleasant open views to the front. The accommodation briefly includes an entrance hall, cloakroom, living room, spacious dining/kitchen, utility room, two en-suite facilities, a main bathroom, driveway, integral garage, and an enclosed rear garden with a raised deck. Energy rating C.

#### Location

Hatton Park is a desirable residential development located 3 miles from Warwick. It offers a rural lifestyle while being close to Leamington Spa, Stratford-upon-Avon, and Solihull. It is perfect for commuting, with easy

access to the A46 and the motorway network and 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

Wood effect floor, radiator, wall-mounted Hine thermostat control, under-stairs Storage Cupboard, staircase rising to First Floor Landing. Doors to:

#### Cloakroom

White suite comprising WC, pedestal wash hand basin,

radiator and a sealed unit double-glazed window to the front aspect.

#### Living Room

14'2" x 11'8" (4.34m x 3.56m)

Wood effect floor, fireplace with surround, marble inlay and hearth with an inset gas coal effect fire. Coving to ceiling, sealed unit double-glazed splay bay window to front aspect with radiator below, additional radiator, wall light points and double-opening folding doors provide access to:



### Impressive Dining Kitchen

19'1" x 13'5" (5.82m x 4.10m)

Modern range of gloss fronted units with quartz worktops and upstands with an inset single drainer sink unit with mixer tap and rinse bowl. Neff induction hob with AEG extractor unit over, electric oven with combination oven/microwave over. Integrated dishwasher and upright fridge/freezer with adjacent pull-out pantry unit, island unit with matching worktops and a range of drawer and base units beneath. Vertical radiator, downlighters, tiled floor, sealed unit double-glazed window to the rear aspect and double-glazed double-opening French doors provide access to the rear garden. Door to:

### Utility Room

9'4" x 6'3" (2.86m x 1.91m)

Tiled floor, radiator, comprehensive range of base and eye-level units, worktops and tiled splashbacks with an inset single drainer sink unit. Space and plumbing for washing machine and tumble dryer, concealed Vaillant gas-fired boiler. Sealed unit double-glazed window to the rear aspect, double-glazed casement door to the rear aspect and garden and a service door to:

### Integral Garage

16'4" x 9'6" (4.99m x 2.92m)

Having a Horman electric roller shutter up-and-over door with power and light.

### First Floor Landing

Wood effect floor, access to roof space, and a built-in Airing Cupboard housing the hot water cylinder. Doors to:

### Bedroom One

19'8" x 9'4" (6.01m x 2.86m)

Wood effect floor, access to roof space, two radiators, a matching range of built-in bedroom furniture providing hanging rail and drawer space. Double-glazed window to the front aspect with pleasant open views. Door to:

### En-Suite Shower

A white suite comprises a WC with a concealed cistern,



a wash hand basin with cupboards below, a tiled shower enclosure with an Aqualisa shower system and glazed sliding shower doors, a chrome heated towel rail, shaver point, extractor fan and a double-glazed window to the rear aspect.

#### Bedroom Two

14'7" x 8'7" (4.45m x 2.64m)

Built-in twin double door wardrobes, radiator, and a sealed unit double-glazed window are located at the front aspect, and pleasant views are again enjoyed. Door to:

#### En-Suite Shower

A white suite comprising WC, pedestal wash hand basin, tiled shower enclosure with Mira shower system and glazed shower screen, shaver point, extractor fan, and radiator.

#### Bedroom Three

12'0" x 9'1" widening to 10'6" (3.68m x 2.78m widening to 3.22m )

A radiator and a sealed unit double-glazed window to the rear aspect.



#### Bedroom Four

10'8" x 8'0" (3.27m x 2.46m)

Built-in bulkhead storage cupboard, radiator and a sealed unit double-glazed window to the front aspect.

#### Main Bathroom

A white suite includes a bath with a mixer tap, a WC with a concealed cistern, a wash hand basin with storage cupboard below, a chrome heated towel rail, complimentary tiled splashbacks, an extractor fan and a sealed unit double-glazed window to the rear aspect.





#### Outside

To the front of the property, there is a good-sized driveway providing good off-road parking and, in turn, providing access to the garage.

#### Garage

16'4" x 9'6" (4.99m x 2.92m)

Having a Hormann electric roller shutter door with power and light, and a door to the Utility Room.

#### Rear Garden

The outside tap is a good-sized raised deck enclosed by fencing and walling with 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, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

CV35 7TT







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## Ground Floor

Floor area 77.0 sq. m. (829 sq. ft.) approx



## First Floor

Floor area 76.0 sq. m. (818 sq. ft.) approx

Total floor area 153.0 sq. m. (1,647 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate.

| 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>                            |         |                         |
| (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