







A substantial detached family residence, set in a quiet cul-de-sac setting in a favoured position in this popular development: Reception Hall, cloakroom, living room, dining room, open-plan kitchen/breakfast/family room, utility, master bedroom with dressing room and en-suite bathroom, two additional first-floor bedrooms with Jack and Jill bathroom, three further bedrooms and shower room to the second floor, secluded established garden, double width driveway, and detached double garage. Energy rating C

#### Location

Hatton Park is ideally sited 3 miles from Warwick Town Centre. Hatton Park contains some local amenities

including a local shop, village hall, and recreational facilities, and is a short distance from Warwick Parkway station. The development is also convenient for a number of other work centres including Leamington Spa, Coventry, Stratford upon Avon, Solihull, and Birmingham, and is within easy reach of the motorway network.

The property which is arranged over three levels is more particularly described as follows:-

#### Reception Hall

Tiled floor, wall mounted thermostat control point, staircase rising to First Floor, under stairs Storage Cupboard. Double doors to Dining Room and further doors to:

#### Cloakroom

4'2" x 5'6" (1.27 x 1.68)

Modern suite comprising wash basin with storage beneath, WC with a concealed push button cistern, road, tiled floor and extractor fan.

#### Living Room

12'3" x 17'1" (3.73 x 5.21)

Attractive open fireplace, solid wood flooring, two radiators, coving to ceiling, two ceiling light points, and a double glazed window to front aspect with fitted shutters.

#### Dining Room

14'4" x 9'2" (4.36 x 2.80)

Matching wooden floor, radiator, and a double glazed window to front aspect with fitted shutters.



#### Open-plan Kitchen/Breakfast Room

22'3" x 8'10" wideing to 10'4" (6.77 x 2.68 wideing to 3.15)  
Having an attractive range of Navy Blue, handleless units with a matching breakfast island with drawers below, Quartz worktops, and upturns with an inset single drainer sink unit with mixer tap and rinse bowl. AEG electric oven with warming draw below and combination oven over. AEG induction hon with a Quartz splashback and an extractor unit over. Integrated full height fridge and AEG dishwasher, pull-out bin, wine cooler, two radiators, downlighters, polished tiled floor, double glazed window to rear aspect, double glazed French doors provide access to the garden, opening to the Family Room and door to the Utility Room.

#### Family Room

9'7" x 9'5" (2.92 x 2.87)  
Matching tiled floor, radiator and double glazed double opening French doors to rear access and gardens.

#### Utility Room

9'5" x 5'6" (2.88 x 1.67)  
Worktops with inset single drainer sink unit with mixer tap and base units beneath. Space and plumbing for domestic appliances, integrated full height freezer, wall mounted gas fired boiler, tiled floor, radiator, and a double glazed casement door to the side aspect.

#### First Floor Landing

Radiator, double glazed window to front aspect, wall mounted thermostat control panel. Doors to:



#### Master Bedroom

16'8" x 12'5" (5.08 x 3.79)  
Two radiators, double glazed window to front aspect with fitted shutters and door to:

#### Dressing Room

11'9" x 7'9" (3.58 x 2.36)  
Range of wardrobes that provide ample hanging rail and storage space, radiator, and a double glazed window to the rear aspect shutters. Door to:

#### En-Suite Bathroom

7'6" x 9'8" (2.29 x 2.95)  
White suite comprising bath with mixer tap and shower







attachment, pedestal wash hand basin with complementary tiled splashbacks, WC, extractor fan, shaver point, radiator, and a double glazed window to the rear aspect with shutters.

#### Bedroom Two (Rear)

15'11" x 10'7" (4.85 x 3.22)

Having a double door wardrobe, radiator and a double glazed window to the rear aspect, and door to:

#### Jack & Jill Bathroom

8'4" x 6'4" (2.54 x 1.93)

Comprising bath, WC, pedestal wash hand basin, tiled splashbacks, shaver point, radiator, extractor fan, and a double glazed window to the side aspect. Interconnecting door to:

#### Bedroom Three (Front)

14'4" x 8'0" (4.37 x 2.45)

Radiator, double door wardrobe, and a double glazed window to the front aspect with shutters.

#### Second Floor Landing

Cupboard housing the hot water cylinder. Doors to:

#### Bedroom Four

17'3" x 12'6" (5.27 x 3.80)

Having double glazed dormer windows to the front and rear aspects, built-in double door wardrobes, radiator, and access to roof space.

#### Bedroom Five (Front)

12'5" x 10'5" (3.78 x 3.18)

Radiator and a double glazed dormer window to front aspect.

#### Bedroom Six (Rear)

14'8" x 9'9" (4.46 x 2.96)

Radiator and a double glazed dormer window to rear aspect.

#### Shower Room

7'1" x 5'11" (2.16 x 1.80)

WC, pedestal wash hand basin, tiled shower cubicle with Aqualisa shower, radiator, complementary tiled splashbacks, shaver point and a double glazed dormer window to front aspect.







#### Outside

To the front of the property there is a double-width driveway with access to the:

#### Double Garage

18'1" x 17'8" (5.51 x 5.38)

Having twin up and over doors, power and light, and a service door to the rear garden.

#### To The Rear

Having a good-sized paved patio area enclosed by sleepers, a lawned garden with mature trees and plants to borders, an outside tap, and a gated side pedestrian access.

#### 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.

#### Tenure

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

#### Council Tax Band

Band G Warwick District Council





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) <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

## Ground Floor

Approx. 82.8 sq. metres (891.6 sq. feet)



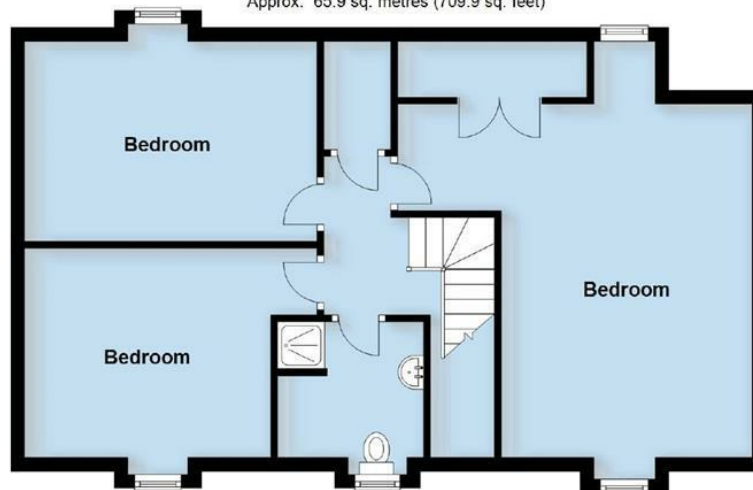
## First Floor

Approx. 79.8 sq. metres (858.9 sq. feet)



## Second Floor

Approx. 65.9 sq. metres (709.9 sq. feet)



Total area: approx. 228.6 sq. metres (2460.4 sq. feet)

**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 particular 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.