



Admington Drive, Hatton Park

*Distinctive  
Collection*









# Admington Drive

Hatton Park, CV35 7TZ

Price guide £525,000

Welcome to Admington Drive, Hatton Park, Warwick - a stunning detached house that offers the perfect blend of comfort and style. This property boasts 3 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for a growing family or those who love to entertain.

Situated in a quiet location, this home offers a peaceful retreat from the hustle and bustle of everyday life. The well-maintained interior is sure to impress, with plenty of natural light and a layout that is both functional and inviting.

One of the standout features of this property is its convenient proximity to good transport links, making commuting a breeze. Whether you need to travel for work or leisure, you'll appreciate the ease of access to nearby transportation options.

In addition to the fabulous interior space is the attractive and low maintenance rear garden.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the magic of Admington Drive for yourself.







## The Property

### Entrance hall

Solid front door leads into Entrance hall.

Wood effect laminate flooring. Neutral decor walls and ceiling. Light point to ceiling. Gas central heating radiator.

White painted doors leads to....

### Home office

2.49m" x 2.26m" (8'2" x 7'5")

Continuation of wood effect laminate flooring and neutral décor. Double glazed window to front elevation. Gas central heating radiator below. Light point to ceiling and having under counted fitted units, matching desk and full height shelving units, making this an ideal home office or study.



















# The Property

## Kitchen/Diner

5.13m"x 2.36m" / 3.40m" x 2.54m" (16'10"x 7'9" / 11'2" x 8'4")

White painted door leads into the modern fitted kitchen diner. Having tiled flooring, continuation of neutral décor to walls and ceiling.

Dual aspect with double glazed window to front elevation and double glazed double French doors at rear elevation giving access out into the rear garden.

Gas central heating radiator. Spotlights to ceiling in the kitchen and a pendant light fitting in the dining area.

The kitchen is fitted with a range of base and wall units with a high gloss white frontage, brushed chrome handles and black granite work surface and up stand. The splashback is tiled in a small subway tile.

Integrated appliances of a Bosch double electric oven with four ring gas hob over with a stainless steel extractor above.

Free standing stainless steel Samsung American style fridge/ freezer. Black one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. There is electric sockets, fuse switches and under wall mounted cupboard lighting. In the kitchen a low level cupboard providing useful storage and a further white painted door which leads into the downstairs WC. From the dining area there are white painted wooden framed double glazed doors leading into the main living room.

## Downstairs WC

Continuation of tiled flooring, walls being tiled to half height. Fitted with a white low level WC. Gas central heating radiator. White pedestal wash hand basin with chrome hot and cold taps with light and extractor to ceiling.

## Living room

5.61m" x 3.15m" (18'5" x 10'4")

Accessible off the entrance hall as well as the dining area via white painted double glazed doors. Carpeted to floor and with a continuation of neutral décor to walls and ceiling. Two light points to ceiling. Gas central heating radiator. Double sliding French doors to rear elevation giving access out in to the fabulous conservatory. Coal effect live flame, gas fire with a stone hearth and surround. Various electric sockets and a TV point.





### Conservatory

6.02m" x 4.32m" (19'9" x 14'2")

One of the main selling features of this property is the large conservatory. Which has tiled flooring, neutral décor to walls and ceiling. Polypropylene roof with opening Velux style window. Led spotlights to ceiling and additional lighting to wall position. This conservatory benefits from underfloor heating making it suitable to use through all four seasons. Various electric sockets and fitted units with open shelving and low level fitted cupboards. Off the conservatory is the utility room.

### Utility Room

2.59m" x 1.70m" (8'6" x 5'7")

Being tiled to floor, neutral décor to walls and ceiling. Obscure glazed door to side elevation giving access out to the garden. Light point and extractor to ceiling. Gas central heating radiator. Fitted with a range of base and wall units with a high gloss white frontage, wood effect melamine work surface, stainless steel sink with matching drainer with chrome hot and cold tap. There is a Zanussi free standing washing machine and space for tumble dryer.

### First floor landing

From the entrance hall carpeted stairs lead up to the first floor landing which has continuation of carpet and neutral décor. Light point and loft access. Loft being fully insulated. White painted doors leading into all rooms. Airing cupboard housing the lagged hot water tank and providing storage.

### Bedroom One

3.40m"x 3.15m" (11'2"x 10'4")

Continuation of carpets and neutral décor. Double glazed window to front elevation. Gas central heating radiator below. Having an abundance of fitted furniture to comprise one double fitted wardrobe, one triple fitted wardrobe with matching bedside tables and a slimline 3 drawer pack. Light point to ceiling. Electric sockets.

### Ensuite shower room

Being tiled to floor and to ceiling height. Obscure double glazed window to front elevation. Chrome heated towel rail. Light and extractor to ceiling. Fitted with a white pedestal wash hand basin with chrome hot and cold taps. White low level WC and a walk in shower with a Triton electric shower fitted.

### Bedroom Two

3.35m x 2.57m" (11' x 8'5")

Continuation of carpet and neutral décor. Double glazed window to rear elevation Gas central heating radiator below. Light point to ceiling. Electric sockets  
Double fitted wardrobe.

### 2nd Ensuite shower room

Tile effect cushion flooring. Walls tiled to full height. Light point and extractor to ceiling. Fitted with a white pedestal wash hand basin with chrome hot and cold taps.  
White low level WC. Walk in shower with a Triton electric shower fitted.

### Bedroom Three

2.59m" x 2.44m (8'6" x 8')

Continuation of carpet and neutral décor. Double glazed window to rear elevation. Gas central heating radiator below. Light point to ceiling. Double fitted wardrobes. Electric sockets.

### Family Bathroom

Tiled effect cushion flooring. Walls being tiled to ceiling height. Obscure double glazed window to side elevation. Light point and extractor to ceiling.  
Gas central heating radiator. Fitted with a white pedestal wash hand basin with chrome hot and cold taps. White bath with chrome hot and cold mixer tap and shower attachment and a white low level WC.

### Bedroom Four

3.00m x 2.13m (9'10 x 7')

Continuation of carpet and neutral décor. Double glazed window to front elevation. Gas central heating radiator below. Light point to ceiling and electric sockets.

### Rear Garden

Attractive and well maintained garden. As you exit the home via the dining area and conservatory there is a paved patio with paved pathway leading down to the side of the property where there is an outside tap and full height gate, giving access out to the driveway. The remainder of the garden is a low maintenance gravel area with well stocked and mature beds with a number of mature trees providing privacy and a small wooden shed.

### Front of property

To the front of the property there is driveway parking and a single garage accessed via a white up and over door from the front.



# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

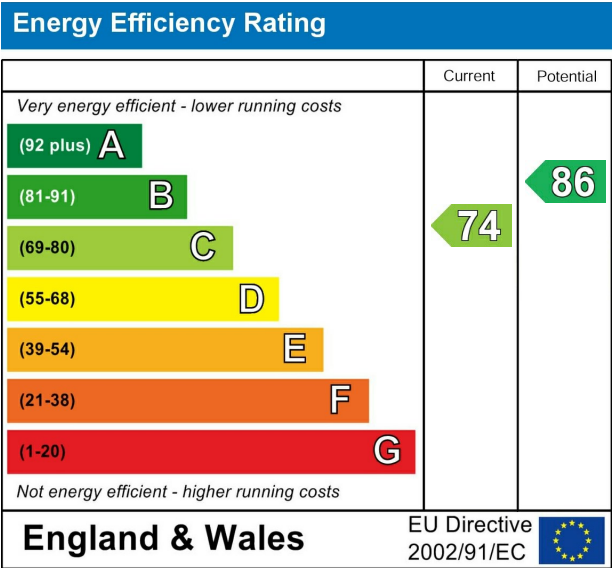
All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.





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