

HATHAWAY DRIVE, WARWICK CV34 5RD



A beautifully presented, three bedroom detached home in an elevated position on a popular, residential development. Call the office today to book your viewing.

- **Beautifully Presented Detached Home**
 - Large Living Room
 - Extended Modern Kitchen Diner
 - Downstairs WC
 - Three Bedrooms
 - Modern Bathroom
- **Attractive and Established Rear Garden**
 - Single Garage and Secure Parking
 - Popular Residential Area
 - EPC - C (70)

3 BEDROOMS

PRICE GUIDE £380,000

Welcome to this charming detached house located on Hathaway Drive just on the outskirts of the picturesque town of Warwick. This property boasts a large living room, an extended kitchen diner and a downstairs WC. With three bedrooms and a family bathroom to the first floor, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated on Woodloes Park, this house offers a peaceful and serene environment, ideal for those looking to escape the hustle and bustle of town life. The property features a garage and parking, providing convenient storage space and ensuring you never have to worry about finding a parking spot.

Ideally situated for Warwick town centre, Warwick and Warwick Parkway train stations and the hospital. The A46 and M40 are easily accessible.

One of the highlights of this home is its attractive rear garden, a lovely space where you can unwind and enjoy the outdoors. Imagine sipping your morning coffee or hosting a barbecue with friends in this delightful setting.

This property has been meticulously maintained by the current owner, ensuring that it is in excellent condition and ready for you to move in without any hassle. Don't miss out on the opportunity to make this house your home and enjoy all that it has to offer in terms of comfort, space, and tranquillity.

Porch

Entrance to the property is via a composite front door which leads in to the porch. Being tiled to floor, neutral décor walls and ceiling, light point to ceiling and fitted with a gas central heating radiator. A wooden framed, glazed door leads in to the living room.

Living Room 15'11" x 14'4" (max) (4.853m x 4.374m (max))

Being carpeted to floor and with neutral décor to walls and ceiling. White UPVC, double glazed, bay window to front elevation, gas central heating radiator with additional white UPVC double glazed window above. Three light points to ceiling, various electric sockets, a TV point and an open carpeted staircase leading up to the first floor landing.

Double, oak framed doors with large glazed panels which open up to the kitchen diner.

Kitchen Diner 15'11" x 10'9" (4.867m x 3.280m)

The areas are defined by the flooring, in the kitchen there is wood effect tiled flooring with neutral décor to walls and ceiling and being dual aspect there are UPVC, double glazed windows to side and rear elevation, light point to ceiling and LED spotlights to the kick board.

The kitchen is fitted with a range of base and wall units with a white shaker style frontage and a real wood, butcher block worksurface with a matching upstand and windowsills. Integrated appliances of a double electric oven, four ring gas hob with a white glass splash back and a black and glass extractor over. Space and plumbing for washing machine and a black glass and stainless steel sink with matching drainer with a chrome hot and cold mixer tap Space for full height fridge freezer.

The dining area has carpet to floor with a continuation of the neutral décor to walls and ceiling, three light points to ceiling and there is a gas central heating radiator. An open archway leads in to the "L" shaped extension which is currently used as a home office.

Home Office 7'9" x 8'11" (max) (2.363m x 2.733m (max))

Having a continuation of the carpet and neutral décor from the dining area with a feature wallpapered wall, vaulted ceiling with a large Velux window and white UPVC, double glazed, double French doors to rear elevation and a single door to side elevation, both giving access out in to the garden. White UPVC, double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and a solid door which leads in to the downstairs WC.

Downstairs WC

Being tiled to floor and to half height around the toilet and basin, obscure glazed, double glazed window to side elevation, light point to ceiling. Fitted with 3 wall units providing storage, a white low level WC and white basin with chrome hot and cold taps.

From the living room, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral décor, white UPVC, obscure glazed window to side elevation, light point and loft access to ceiling with loft ladder fitted, solid wood doors lead in to all rooms as well as the airing cupboard which houses the Baxi, gas central heating combi boiler (fitted in 2022) which is on the Hive smart system.

Bedroom One 9'4" x 13'4" (2.850m x 4.065m)

Having a continuation of the carpet and neutral décor to walls and ceiling, white UPVC double glazed window and additional white UPVC double glazed panel to front elevation giving attractive views, gas central heating radiator below and there is a light point to ceiling .

Bedroom Two 9'2" x 11'11" (2.819m x 3.647)

Having a continuation of the carpet and neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below and there is a light point to ceiling .

Bedroom Three 6'4" x 10'6" (1.952m x 3.207m)

Having carpet to floor and neutral décor to walls and ceiling, white UPVC double glazed window to front elevation giving attractive views, gas central heating radiator below and there is a light point to ceiling. Having a fitted, high level single bed, access door in the bulk head providing a useful storage space with wardrobe style storage above.

Family Bathroom

Being tiled to floor and to half height to walls, increasing to full height around the bath and shower, white uPVC, obscure glazed, double glazed window to rear elevation, LED spotlights to ceiling, gas central heating radiator and fitted with a built in WC with chrome push flush, basin with chrome hot and cold mixer tap with double cupboard below, "P" shaped bath with chrome hot and cold mixer tap with chrome shower controls and attachments with an additional "waterfall" style shower head. Chrome extractor to high level.

Outside

To the front of the property is a lawned fore garden with a pathway leading up to the front door.

To the rear is an attractive and secure garden. As you enter the garden via the home office there is a brick weave patio which is a great space for outside entertaining, this wraps around the property to a full height lockable gate which leads out to the front garden.

Three steps lead up to the well maintained lawn which has well stocked and mature flower beds as well as a useful wooden shed. Just before the full height gate steps lead up to a decked area and a covered patio - a perfect spot for outside dining.

Various outside lighting, outside tap and an outside electric socket.

Garage 17'5" x 7'9" (5.317m x 2.378m)

Located within the garden, accessible from the rear of the property off Linden Close is the single garage which has the benefit of light and power. White up and over garage door to the front and there is a lockable, pedestrian door to the side. Large UPVC double glazed window.

To the front of the garage is a brick weave driveway with heavy duty, lockable, double gates.

Services

All mains services are believed to be connected.

Tenure

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.

Council Tax

We understand the property to be Band D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

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 and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing 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.















Total area: approx. 102.6 sq. metres (1104.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	EU Directive 2002/91/EC	70	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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