



Connells

Charingworth Drive
Hatton Park Warwick



Property Description

An immaculately presented four bedroom family home situated in the desirable location of Hatton Park. This charming home in brief comprises, welcoming entrance hall, downstairs WC, spacious dual aspect lounge with lots of light, a high-spec kitchen diner with integrated appliances and a separate utility room. On the first floor there are four light and airy double bedrooms with the primary bedroom benefiting from an ensuite and there is also a modern family bathroom. The property further benefits from off road parking for multiple cars as well as a garage with power and light. This superb home has a stunning, landscaped rear garden with amazing picturesque views.

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Also providing, well established primary and secondary schools within close proximity to the property.

Entrance Hall

Understairs storage, smoke detector, spotlights, radiator, lime stone flooring and stained glass windows.

Cloakroom

Double glazed window to side, wash hand basin, WC, tiling to splashback and limestone tiled flooring.

Study

7' 5" x 6' 7" (2.26m x 2.01m)

Double glazed window to front, telephone point and wood flooring.

Lounge

20' 4" x 12' 11" (6.20m x 3.94m)

Double glazed window to front, gas fireplace, wood flooring and wooden door to dining, contributing dual aspect light.

Utility

Situated off the kitchen, matching storage unit, shelf, two cupboards and space for a washer and dryer. There is a door that leads out to the driveway from the utility room.

Kitchen / Dining

26' 8" x 9' 7" (8.13m x 2.92m)

Fitted with a range of wall and base units with Granite work surface over, asterite one and a half bowl sink and drainer, tiling to splashback and a television point. There is an integrated dishwasher, fridge and freezer, oven and gas hob with cooker hood over and radiator. There are two sets of French doors to the rear patio and into the lounge. There is also a window to rear.

Landing

Carpeted flooring, airing cupboard and a loft hatch.

Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to front, two built in wardrobes, carpeted flooring, telephone and television points.

Ensuite

Double glazed window to side, double shower, vanity wash hand basin, tiling to splashback, WC, shaver point, extractor fan, spotlights, vinyl flooring and heated chrome towel warmer.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to rear, built in wardrobes, carpeted flooring and a television point.

Bedroom Three

14' 2" x 9' 5" (4.32m x 2.87m)

Double glazed window to front, built in wardrobes, carpeted flooring and a television point.

Bedroom Four

9' x 7' 6" (2.74m x 2.29m)

Double glazed windows to rear, carpeted flooring and storage / wardrobe.

Bathroom

Double glazed window to rear, bath with shower overhead, wash hand basin, tiling to splashback, WC, vinyl flooring, extractor fan and heated chrome towel warmer.

Loft Space

Boarded loft space with built in ladder and lighting.

Front Garden

Driveway for multiple vehicles and a garage with power and light.

Rear Garden

Laid to lawn with two paved seating areas, outside lighting, electric power points and an outdoor tap. There are stunning open views to green fields with a view Warwick Castle and St. Mary's church on clear days.

Garage

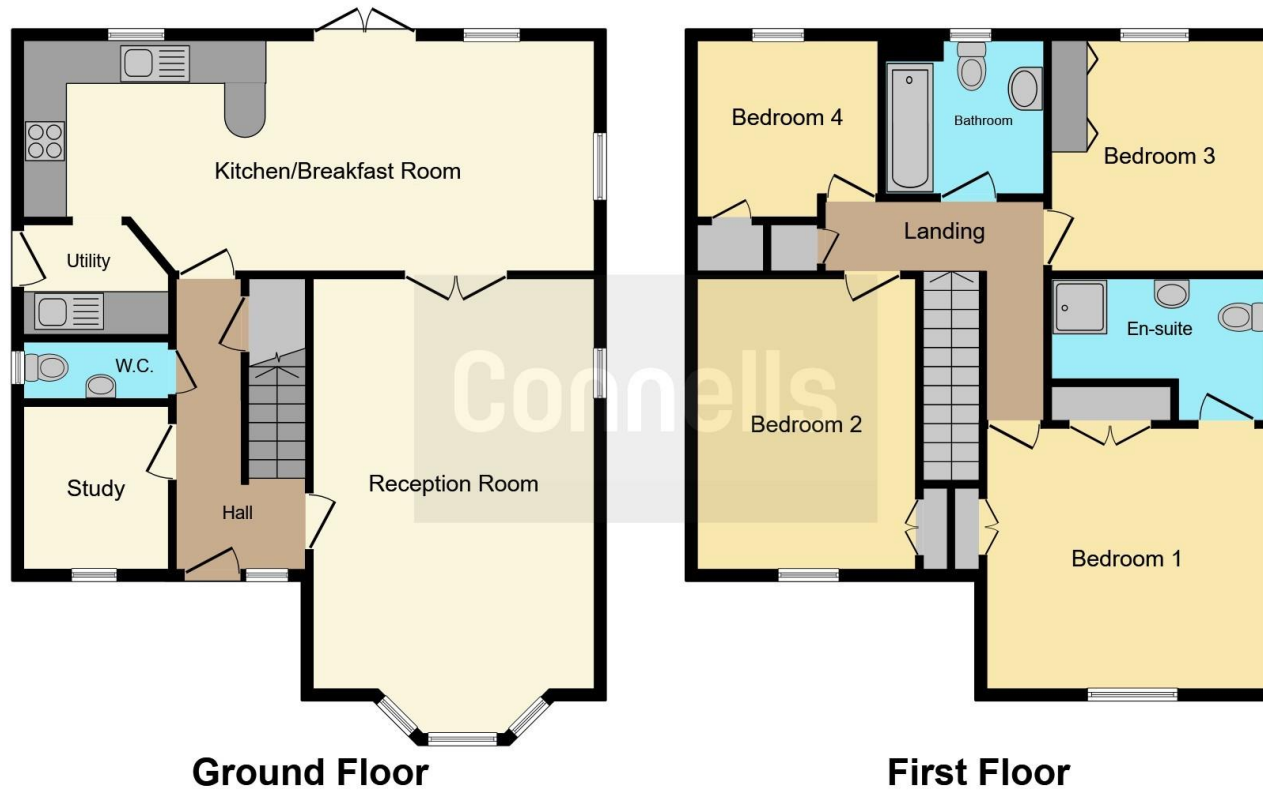
17' 10" x 9' 1" (5.44m x 2.77m)

Up and over door with power and light, window and door to side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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