



Connells

Ilmington Close
Hatton Park WARWICK

Ilmington Close Hatton Park WARWICK CV35 7TL

for sale offers over
£590,000



Property Description

An immaculate four bedroom detached family home with ample parking and a double garage with power and light. This charming home comes with everything you need for spacious, comfortable living. There is a home office, ideal for anyone working from home and to complete every family home, a ground floor cloakroom and utility room for added convenience.

The lounge offers plenty of natural light and fireplace, perfect for cosy evenings. The breakfast kitchen offers excellent storage and worktop space for food preparation and hosting. There is a separate dining room for family meals with sliding doors leading out into the gorgeous rear garden.

Upstairs are four light and airy double bedrooms and a stylish family bathroom. Three out of the four bedrooms benefit from built in wardrobes! The primary bedroom has its own dressing room with double wardrobes and a modern ensuite.

This property boasts a delightful West facing, generous rear garden, perfect for capturing the sun. The garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn, the garden also features an extended patio and multiple dedicated seating areas, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

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.

Approach

Corner plot with large driveway and pathway leading round to the front door and surrounded by gorgeous bedding areas and mature shrubbery for privacy.

Entrance Hall

Store cupboard and oak flooring.

Cloakroom

Window to side, WC, wash hand basin and Oak flooring.

Study

8' 1" x 7' 11" (2.46m x 2.41m)

Window to front and oak flooring.

Lounge

17' x 15' (5.18m x 4.57m)

Two windows to front and one to the side, fireplace and Oak flooring.

Dining Room

11' 7" x 10' (3.53m x 3.05m)

Sliding doors to rear and carpeted flooring.

Breakfast Kitchen

12' 3" x 10' 9" (3.73m x 3.28m)

Fitted with a range of wall and base units with work surface over, Smeg range cooker, built in dishwasher, window to rear and Oak flooring.

Utility Room

7' 9" x 5' 4" (2.36m x 1.63m)

Fitted base and cupboard units with work surface over, fridge freezer, washing machine all built in. Door to rear and oak flooring.

Landing

Window to rear with shutters. Loft hatch, laminate flooring and airing cupboard.

Bedroom One

15' 1" x 9' 8" (4.60m x 2.95m)

Windows to front with shutters, two double wardrobes, laminate flooring. Archway into dressing area.

Dressing Room

9' 1" x 7' (2.77m x 2.13m)

Fitted double wardrobes and windows with shutters.

Ensuite

Modern ensuite with rainfall shower, wash hand basin with storage, WC and windows to rear with shutters.

Bedroom Two

12' 1" x 8' 6" (3.68m x 2.59m)

Windows to front with shutters, wardrobes, laminate flooring and spotlights.

Bedroom Three

12' 1" x 6' 10" (3.68m x 2.08m)

Window to front with shutters.

Bedroom Four

10' x 7' 7" (3.05m x 2.31m)

Window to rear with shutters, wardrobe, laminate flooring and spotlights.

Family Bathroom

Modern bathroom being 3 years old. Wet room, wash hand basin with storage, WC, chrome towel rail, spotlights and windows to front with shutters.

Rear Garden

Private and West facing; Large wrap around mature garden, extended patio area, multiple seating areas, side access, pond, outdoor tap and electrical point.

Parking

Large driveway for multiple vehicles and double garage.

Double Garage

16' 11" x 16' 9" (5.16m x 5.11m)

Electric doors with power and light.









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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14 High Street
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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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