



Connells

Charingworth Drive
Hatton Park Warwick

Charingworth Drive Hatton Park Warwick CV35 7SY

for sale
£595,000



Property Description

This lovely home welcomes you in through the entrance hall with wooden flooring, a guest cloakroom and understairs storage cupboard. The attractive dining kitchen is thoughtfully equipped with an oven and gas hob, fridge freezer, and dishwasher. There is a separate utility room with washing machine and direct access to the rear garden, adding convenience to daily living.

The spacious lounge features double-glazed doors opening onto a charming decked area and a well-maintained lawn—ideal for relaxing or entertaining.

Upstairs, the primary bedroom impresses with its private ensuite shower room and dressing room, complete with bespoke storage, shoe racks, and hanging rails. A further double bedroom and a generously sized single bedroom offer flexible accommodation for family or guests. The family bathroom features a white suite and completes the upper level.

Outside, enjoy landscaped gardens, a driveway for off-road parking, and a half garage offering additional storage space.

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.

Entrance Hall

Front door, wood flooring, radiator, door to understairs storage cupboard. Staircase rising to first floor accommodation.

Cloakroom

WC, wash hand basin, radiator, tiled splashbacks.

Lounge

18' 1" x 10' 7" (5.51m x 3.23m)

Double glazed window to front, double glazed patio doors to side, radiator, fire setting with gas fire.

Kitchen / Dining

18' 3" x 10' 4" (5.56m x 3.15m)

Kitchen Area with attractive range of units with work surfacing, base units and wall cupboards, gas hob with electric oven, cooker hood, dishwasher, one and a half bowl stainless steel sink with drainer, double glazed window to side affording views across the green and beyond.

Utility Room

6' x 4' 8" (1.83m x 1.42m)

Work surfacing incorporating single drainer sink unit, base unit beneath and plumbing for washing machine, tiled splashback areas, door to rear of property, wall mounted gas boiler.

Bedroom One

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to front, radiator and dressing room/bedroom four.

En Suite Shower Room

8' 2" x 4' 2" max (2.49m x 1.27m max)

Fully tiled shower cubicle having adjustable shower over, wash hand basin and WC.

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window and radiator.

Bedroom Three

10' 10" 0 x 8' (3.30m 0 x 2.44m)

Radiator and double glazed window.

Family Bathroom

Suite comprising panelled bath, WC and wash hand basin.

Outside

To the front a pathway gives access to the front door with metal railings to either side with shaped lawn and perimeter borders.

To the side of the property there is a garden which has been attractively designed offering shaped lawn with perimeter borders stocked with a range of shrubs and plants, and decking adjoining the property.

There is, in addition, a driveway providing parking, giving access to garage.

Garage

with up-and-over door and personal door into rear garden from the rear of the garage.









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

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107414



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107414 - 0003