



5 Bed
Detached house
located at
Hatton Park

6 Pebworth Drive
Hatton Park
Warwick
CV35 7UD



MARGETTS
ESTABLISHED 1806

Price Guide £765,000

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Built by Bovis to the rare and popular Wentworth design, this beautifully presented and extremely attractive five bedroom, three reception room detached family residence occupying a good size plot with additional garden and plenty of off-road parking. 2 Ensuite facilities and DOUBLE GARAGE. Viewing highly recommended.

Canopy porch and double glazed front door opens into the

RECEPTION HALL

with radiator, coved ceiling and door to under stairs cloaks cupboard.

ATTRACTIVE THROUGH LOUNGE

18'8" x 14'4" max reducing to 11'7"

This delightful room enjoys double glazed window to the front, coved ceiling, radiators, fire setting with hearth and surround and gas living flame fire, double glazed French doors open to

CONSERVATORY

10'9" x 9'8"

with tiled floor and double glazed windows and doors.

Double doors from the lounge open into the dining room.

DINING ROOM

12'7" x 9'11"

with double glazed window to the rear, radiator, coved ceiling and return double doors to the entrance hall.

LARGE FAMILY BREAKFAST KITCHEN

14'9" x 12'6"

with L shape run of roll edge work surfacing incorporating a one and quarter bowl, with single drainer and mixer tap and base units beneath, range of eyelevel wall cupboards, tall larder cupboard housing the fridge and freezer. Integrated Bosch dishwasher, tiled floor, double panel radiator, splashbacks and double glazed windows to the rear.

UTILITY ROOM

7'1" x 5'6"

with worksurface incorporating a single drainer sink and base unit. Space for washing machine and further space for under counter appliance. Wall mounted Ideal Logic gas fired, central heating boiler, extractor fan, double glazed window and double glazed door. Radiator.

CLOAKROOM

has a white suite with low-level WC and wash hand basin, tiled floor and half height tiled walls with radiator and extractor fan.

LARGE STUDY/SNUG

12'7" x 9'4"

with coved ceiling, double panel radiator and double glazed window.



Staircase proceeds from the entrance hall to the first floor landing with double glazed window to the side and access to the roof space off the landing. There is an airing cupboard with slatted wood shelf and hot water cylinder.

BEDROOM ONE

11'8" excl. deep door recess x 11'3" with window, radiator and arch to the

DRESSING ROOM

7'9" x 7'4" inc. wardrobes with window and a six door range of fitted wardrobes.

ENSUITE SHOWER ROOM

has a fully tiled shower cubicle, wash hand basin with vanity unit and mixer tap, low level WC, tiled floor and walls and heated towel rail.

BEDROOM TWO - REAR

12'2" max reducing to 8'7" x 10'6" with radiator, double door, fitted wardrobe and door to the





ENSUITE SHOWER ROOM

with shower cubicle, low-level WC and wash hand basin, tiled floor and walls, double glazed window, shaver point and heated towel rail.

BEDROOM THREE

12'7" x 9'2" incl. double door wardrobe with window and radiator.

BEDROOM FOUR

12'3" incl. wardrobe x 7'11" with window, radiator and double door fitted wardrobe.

BEDROOM FIVE

7'9" x 7'10" with double glazed window and radiator.



FAMILY BATHROOM

has a re-fitted white suite with panelled bath having tap secured shower attachment and mixer tap and contemporary wash hand basin with vanity unit under and mixer tap, low-level WC with concealed cistern, heated towel rail, tiled floor and walls, window and extractor fan.

OUTSIDE

The property is approached via a shared driveway, which then gives access to a double width driveway with parking and which gives access to



LARGE DETACHED DOUBLE GARAGE

with two up and over doors, electric light and power and personal door to the rear of the property.

THE FRONT OF THE PROPERTY

There is an additional lawned area with border stocked with shrubs and plants.

THE REAR GARDEN

has a central shaped lawn with perimeter border stocked with shrubs and plants and with a large patio area.



Main services are connected and the property is freehold.

Council Tax Band is G

Local Authority - Warwick District Council.

Viewings are strictly by prior appointment through the agents.



6 Pebworth Drive, Hatton Park, Warwick, CV35 7UD



Ground Floor
Approx. 122.2 sq. metres (1315.3 sq. feet)



First Floor
Approx. 82.7 sq. metres (889.8 sq. feet)



Total area: approx. 204.9 sq. metres (2205.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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