



**Five bedroom, extended family home.**

**3 Pebworth Drive  
Hatton Park  
Warwick  
CV35 7UD**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £895,000**



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## Price Guide £895,000

A very rare and exciting opportunity to invest in a substantial, extended and much improved executive detached family home boasting five bedrooms, beautifully presented throughout having been remodelled to an exacting standard by the present owners. The property offers substantial family accommodation and viewing is warmly recommended.

Stylish extended porch with double glazed windows, tiled floor and range of coat hooks opens into the

### RECEPTION HALL

with tiled floor, coved ceiling and door to under stairs storage cupboard. All of the downstairs has under floor heating and is controlled by a Nest 3 Zone control system, with upstairs one zone controlling radiators again via the Nest system. The property also includes the Nest CCTV system.

### LOUNGE

18'4" x 14'6"

this is a beautiful through room with double glazed windows to the front and French doors to the rear garden, gas fire with hearth, large screen TV with surround sound cinema system, coved ceiling, double opening doors through to the

### SNUG

12'4" x 11'10"

with coved ceiling, and double glazed window enjoying views across the garden and the countryside beyond.

### OFFICE

10'7" x 7'10"

with tiled floor, double glazed window and coved ceiling.

### OPEN PLAN LIVING/KITCHEN/DINING ROOM

30'4" max red' to 22'3" x 16'10" max red' to 13'0"

### LIVING AREA

enjoys tiled floor, log burner, glazed ceiling, beautiful opening sliding patio doors and side doors overlooking the rear garden.

### KITCHEN/DINING AREA

enjoys a re-fitted white kitchen with matching stonework surfacing, splashbacks and tiled floor. Range of base units and eyelevel wall cupboards together with the Neff double oven, and integrated Neff microwave. The downlighters and central double glazed ceiling lantern make this a lovely light and airy room. American style fridge freezer (available by separate negotiation), and central island unit with base cupboards and overhang providing dining/breakfast bar. Cooker Hood, Neff five ring induction hob, integrated fridge and integrated dishwasher.

### UTILITY ROOM

10'4" x 7'2"

with work surfacing and units to match the kitchen, incorporating a Belfast sink unit with mixer tap, base units and space and plumbing for washing machine and larder cupboard. Tiled floor, downlighters, double window and double glazed door to the side.



### **SPACIOUS CLOAKROOM**

with low-level WC with integrated cistern, further work surfacing with utility style sink and mixer tap, further separate handheld shower attachment and base units beneath, concealed cupboard suitable for vacuum cleaner and further cupboard housing the gas fired central heating boiler. Large tiled areas. Downlighters and extractor fan.

Staircase rises from the entrance hall to the first floor landing with window, downlighters, and access to a large linen cupboard with shelving, further airing cupboard with insulated hot water cylinder. There is also extensive loft space.

### **MASTER BEDROOM SUITE**

#### **DRESSING ROOM**

7'0" inc. wardrobes x 8'2"

with radiator and double door fitted wardrobes each having hanging rail and shelf.

#### **MASTER BEDROOM**

15'0" excl. wardrobes x 10'4"

with two radiators, downlighters, twin double glazed windows offering attractive views beyond.





### **LUXURY REFURBISHED FIVE PIECE ENSUITE BATHROOM**

with panel bath, double walk-in shower cubicle with rain shower and adjustable shower, low-level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, tiled floor and walls, radiator and obscured double glazed window.

### **BEDROOM TWO**

11'9" exc' ward's x 10'5" exc' door recess with radiator, down lighters, and double glazed window again affording attractive views, and door to

### **ENSUITE SHOWER ROOM**

with large double shower cubicle with rain shower and adjustable shower, wash hand basin, low level WC, shaver point, obscured double glazed window and downlighters.



### **BEDROOM THREE**

10'8" x 7'9"

a beautiful dual aspect room with twin double glazed windows, downlighters, radiator, fitted double door wardrobe with cupboards and shelves above the bed recess.

### **BEDROOM FOUR**

8'5" x 6'7"

and the dimensions excluded double door fitted wardrobe.

### **BEDROOM FIVE**

6'9" excl. wardrobe x 8'5"

with double window, radiator and the measurements exclude double door fitted wardrobe.



### **FITTED FAMILY SHOWER ROOM**

has a large walk-in shower cubicle with rain shower and further adjustable shower attachment, low-level WC with concealed cistern set in vanity unit with cupboards and sink, mixer tap and shaver point over, built-in mirror, heated towel rail and beautiful tiled floor.

### **OUTSIDE**

Beautifully secluded, and tucked away at the end of a block paved private drive, the property enjoys good off-road parking facilities which gives access to a

### **SUBSTANTIAL DETACHED DOUBLE GARAGE**

with two up and over doors, electric light and power and electric car charging point and the garage also benefits from extensive loft space.

### **GARDENS**

To the property there is a private rear garden which has been landscaped by the present owners giving patio areas, central lawn laid to astroturf, and enjoying delightful views to the rear. There is also a timber garden bar and outbuilding.

### **GENERAL INFORMATION**

All main services are connected and the property is freehold.



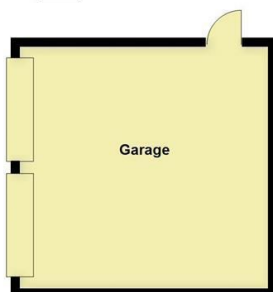




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**Ground Floor**  
Approx. 122.6 sq. metres (1319.9 sq. feet)



**First Floor**  
Approx. 88.9 sq. metres (956.9 sq. feet)



Total area: approx. 211.5 sq. metres (2276.8 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.  
The total area does not include the Garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
England & Wales		EU Directive 2002/91/EC

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