



Alderminster Grove, Warwick, CV35 7TB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This four bedroom detached house is situated within Hatton Park and has the added benefit of being sold with no upward chain.

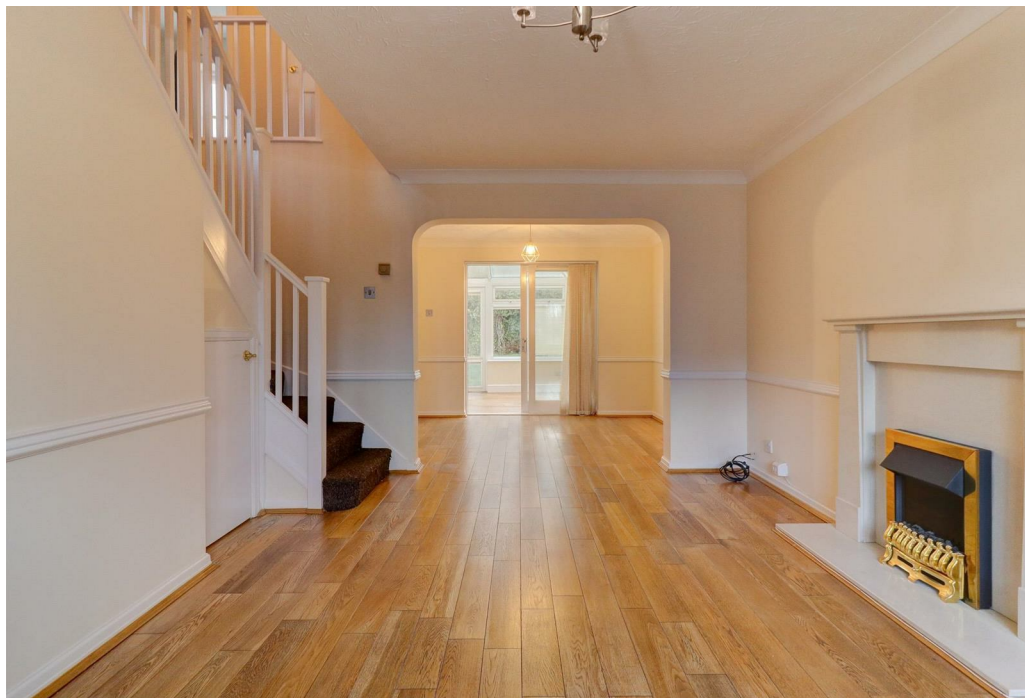
Hatton Park is a sought-after residential development located 3 miles from Warwick and offering a rural lifestyle whilst being close to Leamington Spa, Stratford upon Avon and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

The accommodation comprises - Entrance hallway with w.c., open plan living/dining room with stairs leading to the first floor, fitted kitchen with range of integrated appliances, patio doors lead from the dining area to the large conservatory/utility room.

To the first floor there are four bedrooms, the master bedroom has an ensuite shower room, family bathroom with shower over.

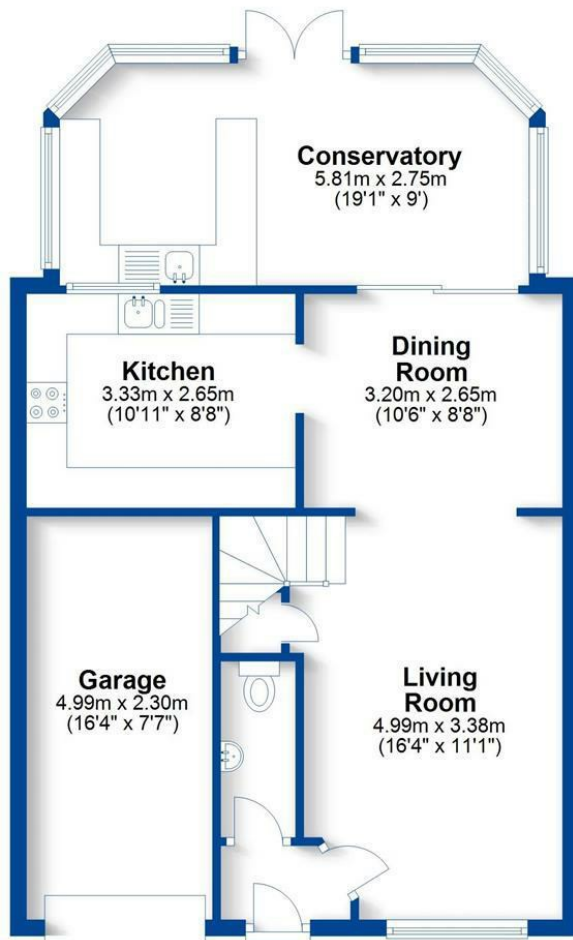
To the front of the property there is driveway parking for two cars leading to the garage, and to the rear the garden is mainly laid to lawn with timber deked area.





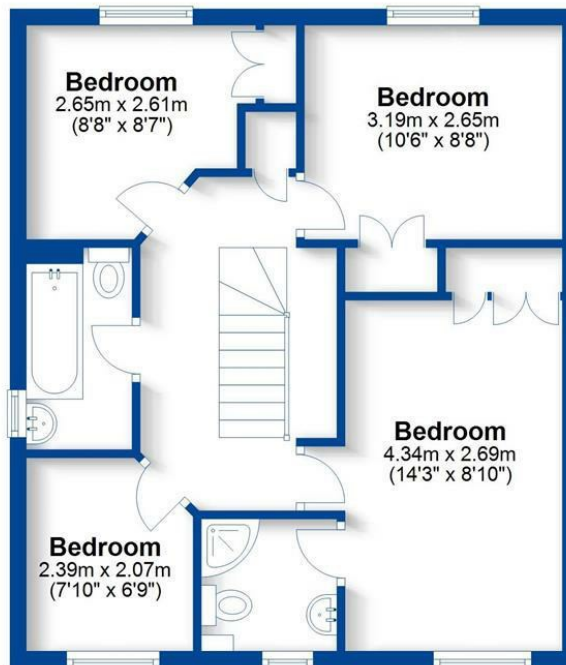
Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



Total area: approx. 118.7 sq. metres (1278.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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Key Features

- Detached family home
- Four bedrooms
- Sought after location
- No onward chain
- Fitted kitchen
- Driveway & Garage
- Bathroom & En-suite
- Cul de sac

Guide Price
£445,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority -
Warwick District Council