

# Parker Mercer Durnian

## Warwickshire

[www.parkermercerdurnian.co.uk](http://www.parkermercerdurnian.co.uk)



65 Highfield

Hatton Park

CV35 7TQ

£550,000 Guide

01926 499428



## Location

The town of Warwick is famous for its medieval castle, river views, beautiful parks, open spaces and its independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who travel to enjoy its rich variety of culture, shopping, restaurants, bars and buildings of historic interest.

Hatton Park is an award winning development constructed approximately 20 years ago on site of the old King Edward VII memorial hospital. The properties are planned around beautiful open green mature spaces.



## Directional Note

Highfield can be found to the top of the development with number 65 occupying a discreet and quiet location tucked away off the main cul de sac and enjoying a lovely open aspect to the front.



**A beautifully appointed five bedroom family home located in a prime position to the edge of this highly favoured South Warwickshire development with lovely open aspect to the front**

**This light and airy home has generous living (1900 sq ft) arranged over three floors with the added benefit of a single garage, driveway tandem parking for two cars and a further allocated parking space**

**The flexible accommodation includes a welcoming Reception Hallway with Cloaks/W.C., Snug, Study, Family Dining Kitchen with French style doors to the rear garden. To the first floor is a Utility Room, spacious Lounge and the Master Bedroom with En-suite Shower Room. To the second floor are four further Bedrooms (three doubles) and a Family Bathroom**

**Outside is a pretty landscaped front Garden with open aspect, Driveway, Garage and enclosed rear Garden.**

65 Highfield

Hatton Park

## Ground Floor

### Welcoming Reception Hall.

With stairs rising to the first floor and understairs storage

### Cloaks/W.C.,

### Study 12'9" x 6'5"

With window to the front with lovely open aspect

### Snug 12'7" x 9'

Having a window to the front with lovely open aspect

### Family Dining Kitchen 19'8" x 12'8"

Comprising a range of base and wall mounted units incorporating one and a half bowl stainless steel sink and drainer, Five Ring Range (offered by separate negotiation) extractor hood, dishwasher, space for large American style Fridge/Freezer, cupboard housing central heating boiler, Seating and Entertaining area, window overlooking the rear garden and French style door leading to the garden

## First Floor

### Landing

### Utility Room 7'10" x 5'

Comprising base and wall units with space and plumbing for washing machine

### Lounge 19'8" x 12'8"

Having an Adams style fire surround and two windows to the front elevation with open aspect

### Master Bedroom One 17'10" x 12'2"

With two windows overlooking the rear elevation, a range of fitted bedroom furniture and door to **En-suite Shower Room** having a white suite

## Second Floor

### Landing

Having access to part boarded loft space and door to Airing Cupboard

### Bedroom Two 12'9" x 10'5"

With a window to the front elevation with open aspect

### Bedroom Three 12'9" x 9'

Having a window to the front elevation with open aspect

### Bedroom Four 12'1" x 9'

With a window to the rear elevation

### Bedroom Five 12'1" x 7'3"

With a window to the rear

### Family Bathroom

Having a modern white four piece suite (including Bath and separate Shower Cubicle)



## Outside

To the front is a pretty fore garden and a lovely open aspect. The rear garden can be approached via the Family Kitchen Dining Room or a rear gate and features an outside Seating and Entertaining area, mature borders, lawn area and pathway leading to the pedestrian door to the **Single Garage** with up and over door light and power and Driveway



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