

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



31 Admington Drive

Warwick

CV35 7TZ

Guide £650,000

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 the site of the old King Edward VII memorial hospital. The properties are planned around beautiful open green mature spaces.

A beautifully appointed five double bedroom detached family home with the spacious accommodation arranged over three floors and located on this much favoured South Warwickshire development close to Warwick, Leamington and Stratford Upon Avon.

This generously proportioned home on a corner plot which has the benefit of a Westerly facing aspect to the rear garden and offers delightful living accommodation throughout

The property briefly comprises: Entrance Hall, Cloaks/W.C., Lounge opening into Dining Room, Kitchen Breakfast Room, Conservatory, Second Floor large Master Bedroom Suite with spacious En-suite Bathroom, four further bedrooms to the first floor including Guest Bedroom with En-suite and a Family Bathroom. The property also benefits from a double garage and driveway parking

31 Admington Drive

Hatton Park

Ground Floor

Reception Hall and Cloaks/W.C.,

A welcoming, open and inviting reception hall having stairs to the first floor and door to **Cloaks/W.C.**,

Lounge/Dining Room 21'10" x 13'5" (narrowing in the dining area to 7'10")

Having two French doors and a window overlooking the rear garden, fireplace housing electric fire

Conservatory 12'5" x 9'5"

With French style doors leading to the garden

Kitchen Breakfast Room 16'2" x 10'10" max

Fitted with a variety of base and eye level units with work top surfaces over and comprising a one and a half sink and drainer, integrated appliances, a large Range (available by separate negotiation), two windows overlooking the front garden and a door leading

Utility Room

Having a door leading to the side of the property and comprising a sink and drainers, space for washing machine and a wall mounted combi boiler fitted in January 2023

First Floor

Landing

With stairs to the second floor, Linen Cupboard and doors to

Guest Bedroom 11'3" x 9'5"

Having a window to the rear archway to Dressing Area and door leading to **En-suite Shower Room**

Bedroom 12'8" x 8'4"

With window to front and single wardrobe

Bedroom 10'5" x 6'10"

Having a window to the rear

Bedroom 9' x 6'10"

With window to the front

Family Bathroom.

With three piece white suite and a window to the side

Second Floor Landing

Having a window to the side, storage cupboard and walk-in wardrobe

Master Bedroom 23'3" x 13'7"

With a window to the front, two velux windows to the rear and a door to **En-suite Bathroom 11'9" x 5'7"**



Outside

To the front of the property is a fore garden and a side gate leads to a private Westerly aspect rear garden offering a delightful outside seating and entertaining space

Double Garage

With electric up and over door

General Information

Tenure

The property is understood freehold.

Services

All mains services are connected to the property.

Post Code

CV35 7TZ

Council Tax

Warwick District Council band G

Possession

Vacant possession will be given upon completion.

Viewing

For further particulars and appointments to view, please contact the Warwick office on 01926 499428

Office Address

32 Brook Street

Warwick

CV34 4BL



RES

Parker, Mercer & Durnian for themselves and the vendors of this property whose agents they are giving notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither Parker Mercer & Durnian (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.