

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



1 Crimscote Square

Hatton Park

CV35 7TS

Guide £459,950

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 four bedroom family home with the accommodation arranged over two floors and located on this much favoured South Warwickshire development close to Warwick, Leamington and Stratford Upon Avon.

This well proportioned property offers a Lounge, separate Sitting Room, Family Dining Kitchen, Utility Room, Master Bedroom with En-suite Shower Room, three further Bedrooms and a Family Bathroom

The property benefits from front and rear gardens and driveway parking

I Crimscoote Square

Hatton Park

Ground Floor

Reception Hall

With stairs rising to the first floor and door leading to

Lounge 15'1" x 11'6"

A light and spacious reception room with a bay window to the front elevation

Sitting Room 17'72" x 7'8"

With a window to the front

Family Dining Kitchen 14'10" x 12'5"

Fitted with a variety of base and eye level units with work top surfaces over and comprising a sink and drainer, integrated dishwasher, oven and hob, family Dining Area a window and French style doors overlooking the rear garden

Utility Room 8' x 5'

Having a window door overlooking the rear garden, sink and drainer and space and plumbing for washing machine

First Floor

Landing

With access to loft space

Master Bedroom 11'8" x 11'1" to rear of wardrobes

Having a window to the front, fitted wardrobe and door leading to En-suite Shower Room

Bedroom Two 12'10" x 9'7"

With two windows to the rear and two fitted wardrobes

Bedroom Three 11' x 8'

Having a window to the front

Bedroom Four 10'4" to rear of wardrobe x 8'

With a window to the rear, fitted wardrobe and access to further loft space

Family Bathroom

Comprising of a white three piece suite



Outside

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

General Information

Tenure

The property is understood freehold.

Services

All mains services are connected to the property.

Post Code

CV35 7TS

Council Tax

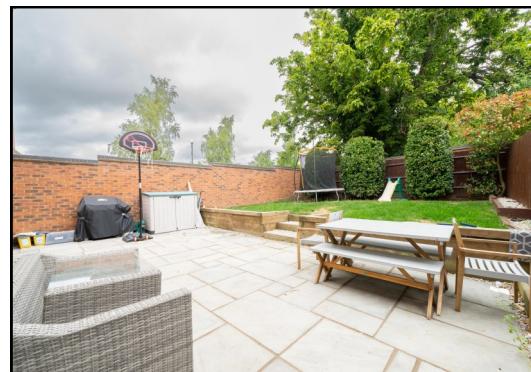
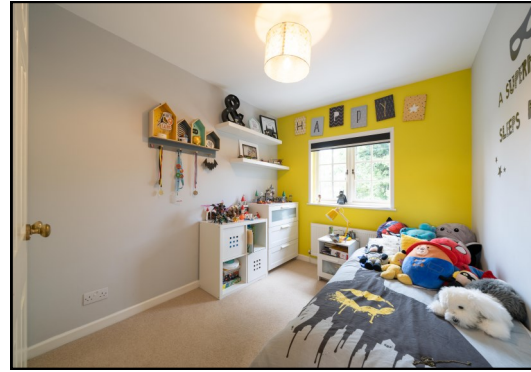
Warwick District Council Band E

Possession

Vacant possession will be given upon completion.

Viewing

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



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