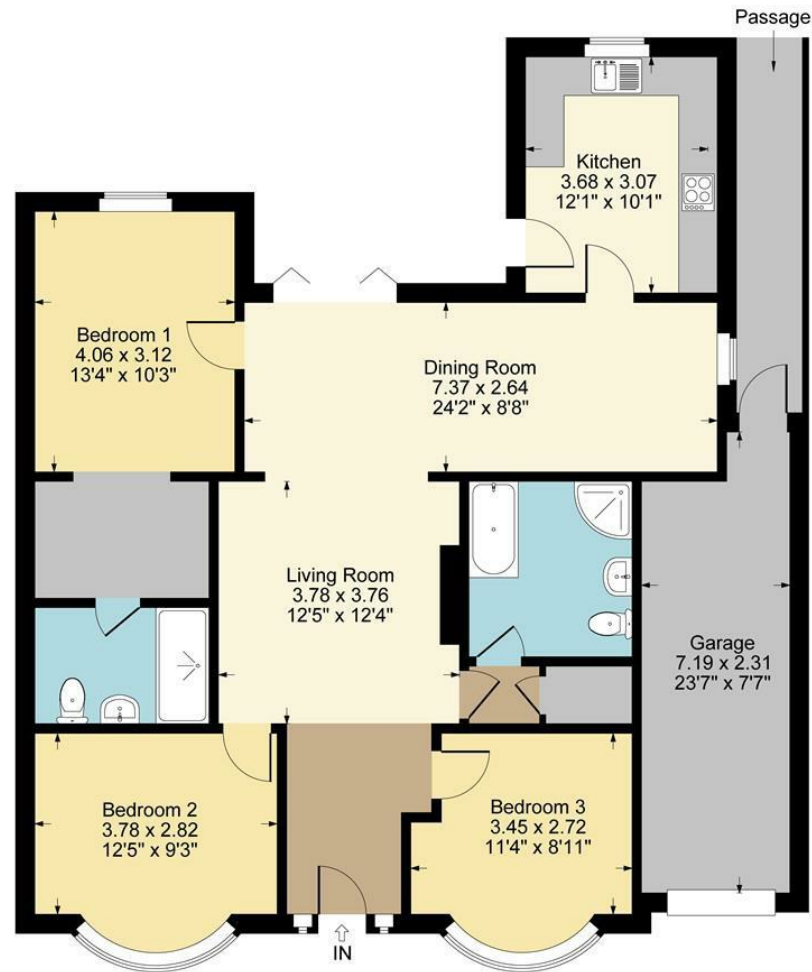


Peter Clarke



74 Station Road, Hatton, Warwick, CV35 8XJ

74 Station Road, Hatton



Approximate Gross Internal Area

118.30 sq m / 1273 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- Deceptively spacious detached bungalow
- Three double bedrooms
- En suite shower room and walk-in wardrobe to principal bedroom
- Four piece family bathroom
- Open plan L shaped living/dining room
- Modern fitted kitchen
- Driveway parking for 8-10 cars
- Tandem length garage
- Large lawned rear gardens (plot 0.32Acres)
- EPC



Offers Over £500,000

Situated in Hatton Station is this deceptively spacious and well presented three double bedroom detached bungalow located on an enviable plot of 0.34 acres and offers scope for extension or expansion onto the first floor, subject to planning permission. Having contemporary style and open plan living comprising entrance lobby, L shaped through living/dining room, modern fitted kitchen with stunning lantern light, three well proportioned double bedrooms, the principal of which benefits from a walk in wardrobe and dressing area and en suite shower room, and a further four piece family bathroom. Outside, the property benefits from a larger than average graveled driveway enabling off road parking for 8-10 cars, a tandem length attached garage with rear pedestrian access and a stunning mature lawned rear garden benefiting from a larger than average paved rear dining terrace.

Internal viewing is highly recommended to appreciate the size and quality of the property on offer.

APPROACH

accessed from Station Road via a large gravelled driveway enabling off road parking comfortably for 8-10 cars and up to a paved footpath with composite and double glazed front door opening into:

ENTRANCE LOBBY

having open arch leading through to open plan living and dining room, as well as giving way to Bedroom Three.

OPEN PLAN L SHAPED LIVING/DINING ROOM

This incredibly spacious, bright and airy living and dining room has a centrally mounted feature fireplace with log burning stove and display shelving, and provides ample space for both living and dining furniture. From here, access is given to Bedroom Two and inner lobby leading to bathroom and laundry cupboard, principal bedroom and kitchen. With large double glazed bi-fold doors giving views and direct access on to the paved rear dining terrace and lawned garden beyond and further side facing double glazed window.

MODERN FITTED KITCHEN

this beautifully appointed modern fitted kitchen comprises a range of off-white fronted base units with wood effect high level units and contrasting wood effect counter top mounted work surfaces having an inset one and one half bowl stainless steel sink and drainer unit

with chrome monobloc tap, built in appliances including fan assisted electric oven and counter top induction hob with overhead extractor, built in dishwasher and space and plumbing provided for a large American style fridge freezer. With rear facing double glazed window overlooking the rear garden, double glazed side access door leading directly on to the paved rear dining terrace and beautiful double glazed lantern light.

BEDROOM ONE

The first of the three double bedrooms currently houses a super king bed and has rear facing double glazed window overlooking the rear garden. With open archway leading through into walk in wardrobe and dressing area.

WALK-IN WARDROBE/DRESSING AREA

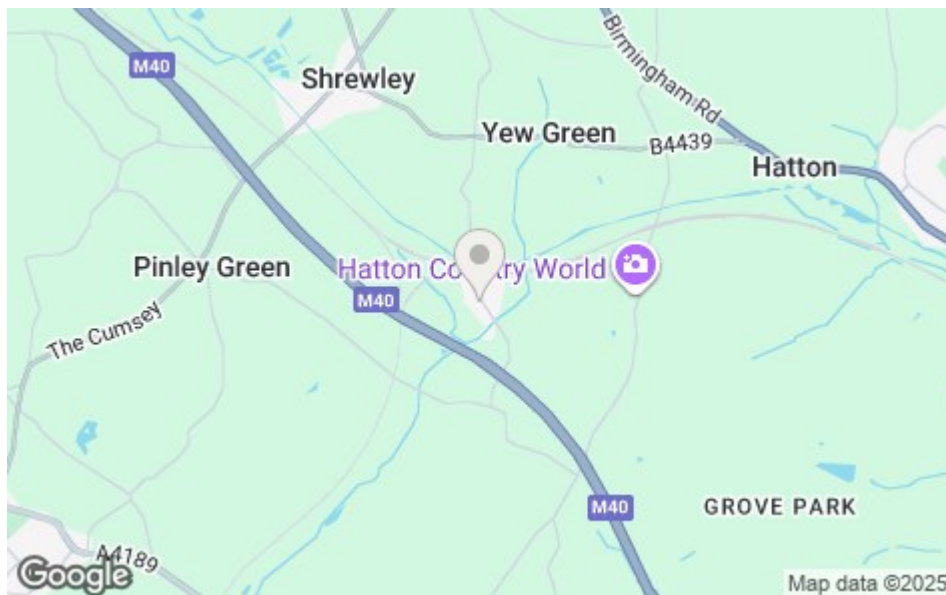
benefiting from a range of integrated storage furniture including seven drawer chest of drawers, display shelving, full length and half height hanging and additional pull out shoe rack. This useful dressing space also benefits from an internal door opening through in to:

EN SUITE

this modern white suite comprises low level WC with enclosed cistern and dual flush, wall mounted wash hand basin with waterfall style tap and enclosed walk-in shower cubicle with glass screen and dual headed shower. Having wall mounted and backlit vanity mirror,







automatic lighting and ceramic tiling to floor and all walls with a centrally heated towel rail.

BEDROOM TWO

also accessible from the main reception hall is Bedroom Two, another generous double bedroom currently housing full size double bed and benefiting from a double glazed bow window to the foregarden.

INNER LOBBY

accessible from the main reception room is an inner lobby which leads through to the family bathroom, but also features a large internal cupboard providing space and plumbing for washing machine and tumble dryer. Sitting next to this is a further internal door opening in to:

FAMILY BATHROOM

this beautifully appointed four piece family bathroom comprises jacuzzi style bathtub, low level WC with dual flush, floating wash hand basin with chrome monobloc tap and enclosed shower cubicle with sliding glass screen and mains fed shower. Having ceramic tiling to floor and all splashback areas, and centrally heated towel rail.

BEDROOM THREE

has a large double glazed bow window to the front elevation and is currently housing a double bed.

OUTSIDE TO FRONT

situated behind a low level timber fence is a large gravelled driveway enabling off road parking for 8-10 cars. This leads up to a tandem length garage.

GARAGE

benefiting from timber and glazed rear access door and both power and lighting, with an up and over garage door to the front driveway.

REAR GARDEN

To the rear of the property is a stunning south westerly facing lawned rear garden benefiting from a larger than average paved rear dining terrace accessible directly from the living/dining room and the kitchen. From here, a gravelled footpath leads down across the first part of the lawn to the lower lawns and the garden is lined with mature trees and hedgerows and well stocked plant and shrub borders and beds.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

