



CHARINGWORTH DRIVE, HATTON PARK

complete ●●●
SALES & LETTINGS





A three storey end-town house built in 2005 by Morris Homes in this very well regarded development of Hatton Park. The property affords spacious, well designed accommodation from which there are lovely semi-rural views. Having gas heating, alarm and double glazing, the property briefly comprises: on the ground floor, a canopy porch approach; reception hall; fitted cloakroom; dining/sitting room; breakfast kitchen with a range of built-in appliances and large under-stairs storage cupboard. On the first floor: a sitting room from which open views are afforded and the third bedroom. At second floor: master bedroom with en-suite shower; further double bedroom and bathroom. Outside there is a private rear garden and detached garage with up-and-over door with parking.

Description

Entrance Hall

Timber effect laminate flooring stairs to the first floor. Doors to the guest WC and dining kitchen.

Guest WC

Timber flooring, pedestal hand wash basin with chrome taps, radiator, toilet, electric consumer unit and a uPVC double glazed window to the front.

Dining kitchen

Dining area has timber effect laminate flooring, radiator, and uPVC double glazed window with a view of the front garden and green beyond. Kitchen area is tiled with a white gloss kitchen brushed chrome handles and timber effect worktop. There is a 1 & 1/2 bowl stainless steel sink with mixer tap, fitted Neff dishwasher, fitted washing machine, double fitted oven, four ring gas hob with circular extractor over. There is undercounter lighting, backsplash tiling and a cupboard with deep storage. UPVC double glazed window with great view of the garden and there is also a radiator and half double glazed door to the garden.

First Floor Landing

Painted balustrade, and staircase, rising to the second floor. UPVC double glaze window, door to the bedroom and living room.

Living Room

With timber effect laminate flooring, to uPVC double glazed windows with great views of the communal green area. Two wall mounted radiators.

Bedroom

Good sized single bedroom with a uPVC double glazed window overlooking the garden. There is a wall mounted radiator.

Second Floor Landing

With a painted balustrade, radiator, uPVC double glazed window, loft hatch, door to airing cupboard with the hot water tank, doors to the two bedrooms and bathroom.

Bedroom One

Spacious double bedroom with timber effect laminate flooring, wall mounted radiator and a uPVC double glazed window with great view of the green to the front. There is ample space for bed, wardrobes and furniture. There's a TV point and door to the en-suite.

En-Suite

Double with shower enclosure with bi-fold glass shower screen, thermostatic mains shower, a uPVC double glazed window, pedestal hand, wash basin with chrome mixer tap, toilet, down-lights, extractor and has full walls.

Bedroom Two

Double bedroom with a uPVC double glazed window overlooking the rear



garden. There is a radiator.

Bathroom

White suite, comprising of a deep bath with glass shower screen, chrome mixer tap and an electric shower over. Pedestal hand wash basin with chrome mixer tap, toilet, white towel radiator, electric shaver point, down-lights, extractor and useful tiled shelf.

Rear Garden

Landscaped garden with slate patio and an area of lawn. There is well planted borders with flowers and small plants. There is a rockery area, passageway to gate to the front and door to the garage. There is timber gate to the driveway.

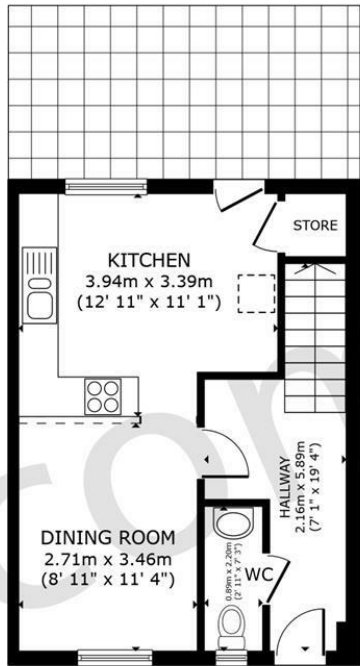
Garage & Drive

The drive is accessed from the rear and has parking for one vehicle and garage with up-and-over door, power, lighting and eaves storage.

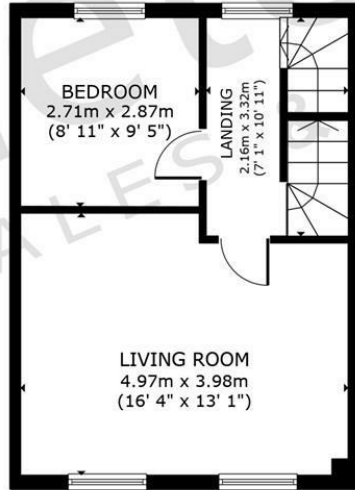
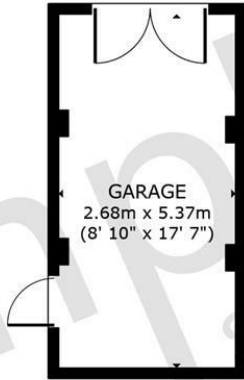
Location

Hatton Park is a delightful relatively modern village nestling amongst Warwickshire countryside and within easy reach of Warwick (3 miles) and Leamington Spa (5 miles). In addition, Stratford upon Avon, Kenilworth and Coventry are easily accessible via the Warwick by-pass some 2 miles distant and the market town of Henley in Arden is also within easy reach. Further afield, Solihull, Birmingham and London can all be reached via the M40 and M42 motorway network which, in turn, leads to the M1, M6 and M5. The National Exhibition Centre, Birmingham International Airport and Railway Station are

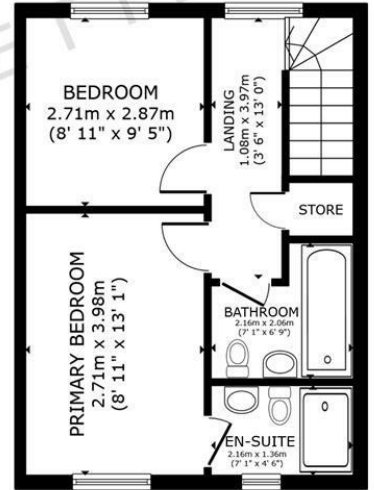




GROUND FLOOR



FLOOR 1



FLOOR 2

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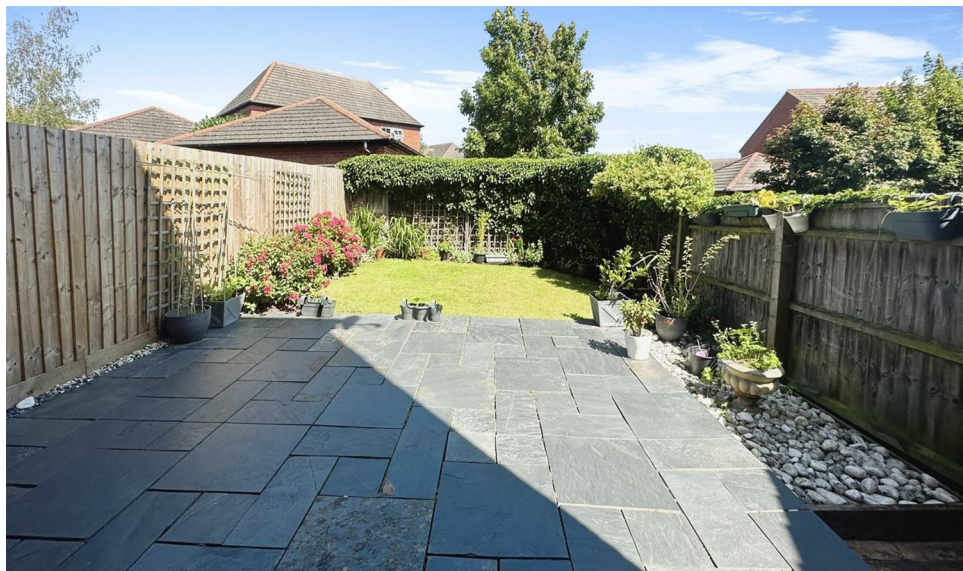
GROSS INTERNAL AREA
GROUND FLOOR 34.6 m² (372 sq.ft.) FLOOR 1 34.6 m² (372 sq.ft.) FLOOR 2 34.5 m² (372 sq.ft.)

EXCLUDED AREAS : GARAGE 14.4 m² (155 sq.ft.)
TOTAL : 103.7 m² (1,116 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



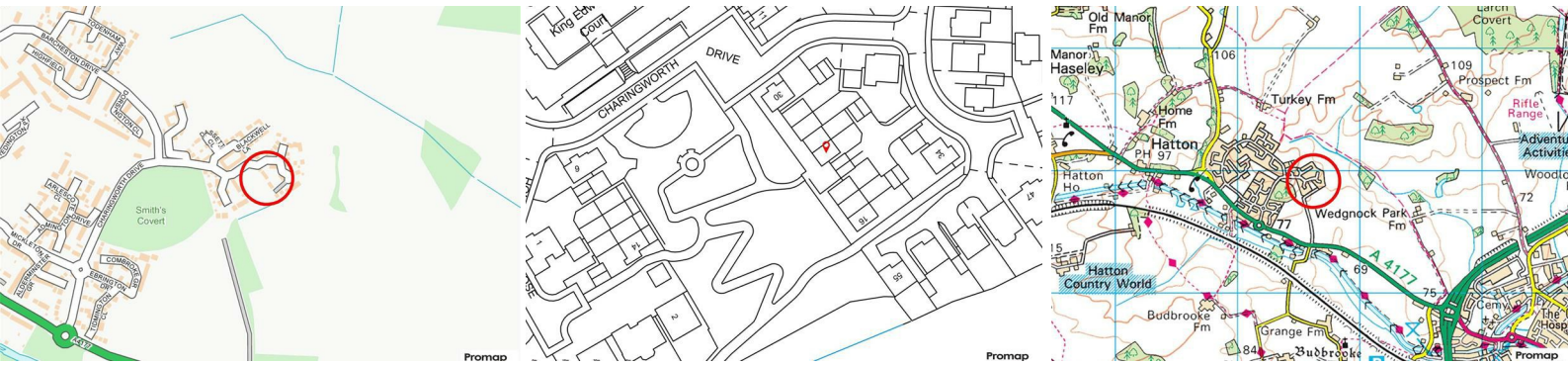
within approximately twenty minutes drive. Warwick Parkway Station is a short drive away and provides a direct service to Birmingham, Solihull and London Marylebone.





- Three Storey Town House
- Facing The Green To Front
- Three Bedrooms
- Guest WC
- Drive & Garage

- Built in 2005 by Morris Homes
- Open Views Warwick
- Two Bathrooms
- Pretty Garden & Large Patio
- Available From Mid June



CHARINGWORTH DRIVE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

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