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18, Quinton Close, Hatton Park, Warwick

Price Guide
£460,000



This well-appointed, four-bedroom detached family home is in a favoured position in this popular development. The accommodation affords: Entrance hall, study, living room, dining room, fitted kitchen with utility and guest cloakroom, master bedroom with en-suite, family bathroom, gas heating and replacement double glazing, driveway leading to the tandem garage and a very nice, established landscaped rear garden. EPC D

Location

Hatton Park is a sought-after residential

development located 3 miles from Warwick and offering a rural lifestyle whilst being close to Leamington Spa, Stratford upon Avon and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

Approach

Through a replacement double-glazed entrance door into the:

Entrance Hall

Tiled floor, radiator, wall mounted thermostat control point, stairs rising to First Floor. Doors to:

Study

7'11" x 7'3" (2.42m x 2.21m)

Radiator and a double-glazed window to the front aspect.

Fitted Kitchen

12'0" x 7'9" (3.66m x 2.37m)

Having a range of matching base and eye level units with complementary worktops and tiled splashbacks,





inset single drainer sink unit with mixer tap. Rangemaster 110 dual fuel cooker with five burner hob and ceramic hot place. Space for upright fridge/freezer, space and plumbing for washing machine. Matching tiled floor, double glazed window to front aspect. Opening to:

Utility Room

7'8" x 5'8" (2.36m x 1.74m)

Worktop with drawer and base unit, space and plumbing for washing machine, matching tiled floor, wall mounted Potterton gas-fired boiler, double glazed casement door to the side aspect. Door to Dining Room and:

Guest Cloakroom

Having a Low flush WC, pedestal wash hand basin, radiator, ceiling light point, and extractor fan.

Living Room

18'5" x 10'2" (5.63m x 3.11m)

It has a solid Oak floor, two radiators, a focal point fireplace with surround, an inset coal effect fire, marble inlay and a hearth. Double-glazed patio doors provide views and access to the rear garden and multi-paned double opening doors lead to the:

Dining Room

11'4" x 8'7" (3.47m x 2.62m)

Matching floor, door to the utility room, radiator and a double-glazed window to the rear aspect.

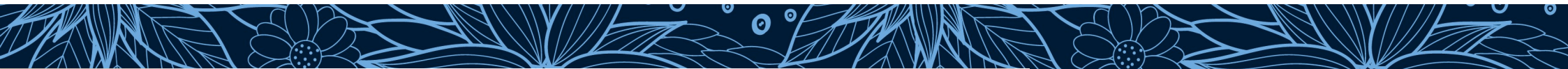
First Floor Landing

Built-in Airing Cupboard housing the hot water cylinder. Access to the part-boarded roof space with a loft ladder and electric light. Doors to:

Bedroom One

15'0" x 10'1" (4.59m x 3.09m)

Radiator and a double glazed window to the front aspect. Door to:





En-Suite Shower

Modern white suite comprising wash hand basin with white high gloss storage cupboard below. WC with a concealed cistern, corner tiled shower enclosure with shower system. Heated towel rail, shaver point, complementary tiled splashbacks and a double-glazed window.

Bedroom Two

10'11" x 8'7" widening to 11'6" (3.34m x 2.62m widening to 3.51m)
Radiator, built-in double door wardrobes and a double-glazed window to the rear aspect.

Bedroom Three

8'6" x 8'0" (2.60m x 2.46m)
Radiator, built-in double door wardrobes and a double glazed window to the rear aspect.

Bedroom Four

9'10" x 6'11" (3.01m x 2.11m)
Currently utilised as a study. Radiator and a double-glazed window to the front aspect.

Main Bathroom

Modern white suite with chrome fittings comprising "P" shaped bath with Grohe shower system and

curved glass shower screen. White high gloss vanity unit and WC with a ceramic wash hand basin and storage cupboard below. Chrome heated towel rail, extractor fan, complementary tiled splashbacks and a double-glazed window to the side aspect.

Outside

There is an established front garden with a pathway leading to the entrance door. The driveway to the side allows access to the excellent:





Tandem Garage

30'11" x 8'6" (9.43m x 2.61m)

Which has an electric up-and-over door, power and light, and ladder to a part-boarded roof space. Service door to the garden.

Rear Garden

This is a particular feature of the property with a paved patio area, shaped lawned gardens, and raised stocked beds. Steps rise to a further gravel seating area, further raised borders, outside tap, and external lighting. There is a gated-side pedestrian access.

Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax Band

The property is in Council Tax Band "E" - Warwick District Council

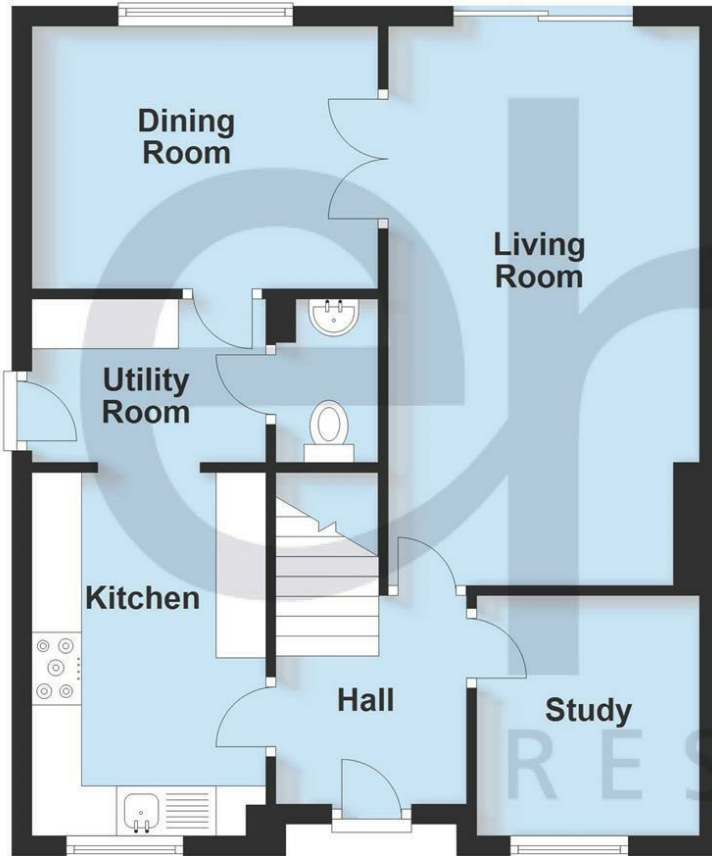
Postcode

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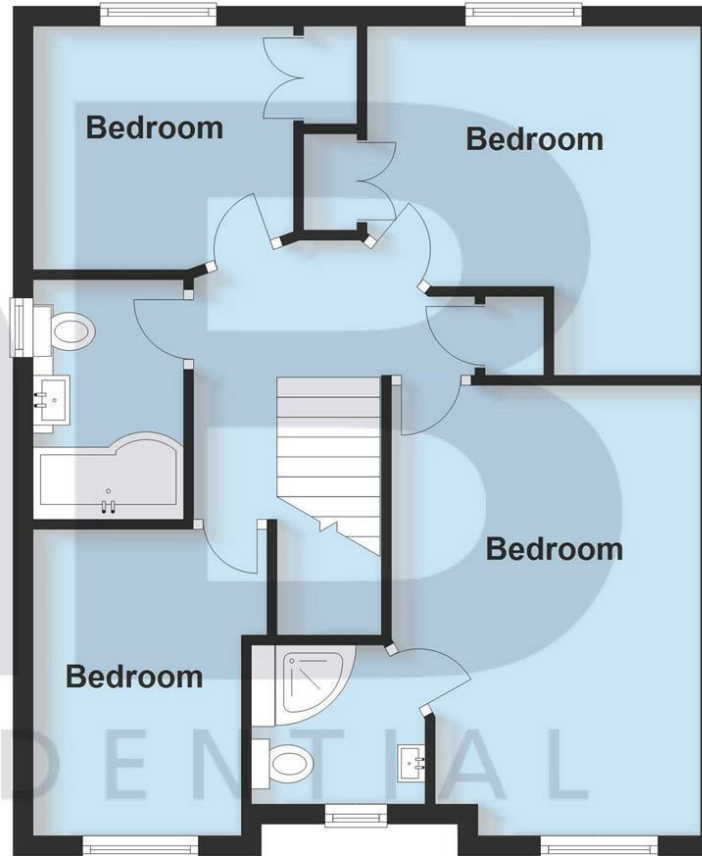
Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



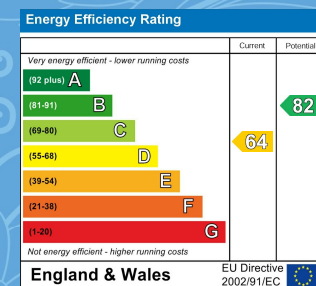
Total area: approx. 107.7 sq. metres (1159.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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