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RESIDENTIAL

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2, Campden Grove, Hatton Park, Warwick

Price Guide £595,000





This well-appointed, five-bedroom, three-storey detached family home occupies a desirable position within this popular rural development. The property boasts the following accommodation: Reception hall, cloakroom, living room, dining room, breakfast kitchen, master bedroom with en suite bathroom, two additional en suite facilities, family bathroom, driveway, double garage and an established rear garden. NO UPWARD CHAIN. Energy rating D.

#### Location

Hatton Park is a sought-after residential

development located 3 miles from Warwick that offers 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 double glazed entrance door into:

#### Reception Hall

Wood effect floor, two radiators, coving to ceiling, hat

and coat rail space, staircase rising to First Floor Landing, under stairs cloaks/storage cupboard. Doors to:

#### Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, complementary tiling to half height and matching floor.

#### Living Room

19'7" x 11'6" (5.97m x 3.51m)

Fireplace with surround, marble inlay and hearth with an inset gas fire, two radiators, coving to ceiling, TV







point. Double-glazed window to the front aspect, and French doors provide access to the rear garden.

#### Dining Room

12'5" x 9'6" (3.81m x 2.91m)

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

#### Breakfast Kitchen

13'5" x 12'7" (4.10m x 3.86m)

Range of matching gloss fronted base and eye level units, complementary worktops and tiled splashbacks with inset Franke sink unit with mixer tap and rinse

bowl. John Lewis stainless steel Range style cooker with six burner gas hob and illuminated extractor unit over. Integrated dishwasher and washing machine, fridge/freezer, tall storage unit housing the Potterton gas-fired boiler, and radiator. Double-glazed window to rear aspect and a double-glazed casement door to side aspect and garden.

#### First Floor Landing

Radiator, staircase rising to Second Floor Landing. Doors to:

#### Bedroom One

6'11" x 5'10" (2.11m x 1.78m)

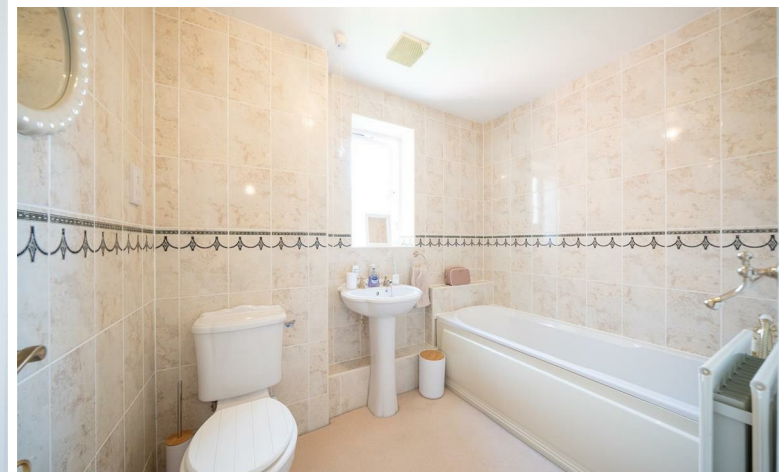
Built-in wardrobes provide ample hanging rail and storage space, a radiator and a double-glazed window to the front aspect. Door to:

#### En-suite Bathroom

White suite comprising bath with mixer tap and telephone style shower attachment, WC, pedestal wash hand basin. Fully tiled walls, radiator, shaver point, double glazed window to rear aspect.







#### Bedroom Two

12'8" in to wardrobes x 10'7" (3.88m in to wardrobes x 3.24m)

Built-in twin double-door wardrobes and a double-glazed window to the rear aspect. Door to:

#### En-Suite Shower

Suite comprising WC, pedestal wash hand basin, tiled shower enclosure with shower system and glazed shower door, shaver point, radiator and a double-glazed window.

#### Bedroom Three

9'8" x 9'7" (2.96m x 2.94m)

Built-in wardrobes, radiator and a double-glazed window to the front aspect.

#### Family Bathroom

7'11" x 5'10" (2.42m x 1.78m)

White suite comprising bath with telephone style mixer tap and shower attachment, pedestal wash hand basin, WC. fully tiled walls, shaver point, radiator, extractor fan and a double-glazed window.

#### Second Floor Landing

Velux double glazed roof light, built in Airing Cupboard housing the hot water cylinder. Doors to:

#### Bedroom Five

15'8" x 9'9" (4.78m x 2.98m)

Built-in storage cupboard, two radiators, access to roof space and a double-glazed Dormer window to the front aspect.

#### Bedroom Four

15'7" max x 8'7" (4.77m max x 2.62m)

Built-in double door wardrobes, radiator and a







double glazed Dormer window to front aspect. Door to:

#### En-Suite Shower

White suite comprising pedestal wash hand basin, WC, tiled shower enclosure with shower system, radiator, shaver point, complementary tiled splashbacks and extractor fan.

#### Outside

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

#### Double Garage

The driveway offers ample off-road parking and provides access to the Double Garage, which features twin up-and-over doors.

#### 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, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

CV35 7TY













Campden Grove, Hatton Park, Warwick, CV35 7TY

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Illustration purpose only

APPROX GROSS INTERNAL FLOOR AREA: 160 sq. m / 1722 sq. ft

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Warwick  
CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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