

ehB
RESIDENTIAL

Your Property - Our Business



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

13'5" x 12'4" (4.11m x 3.78m)

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

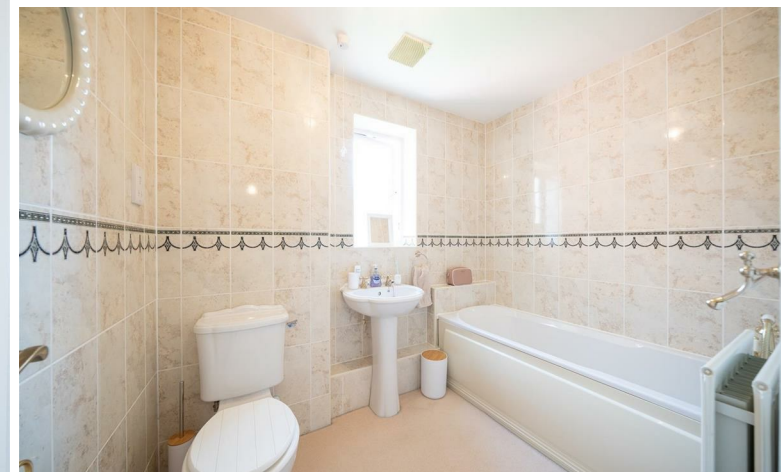
9'8" x 9'7" (2.96m x 2.94m)

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.

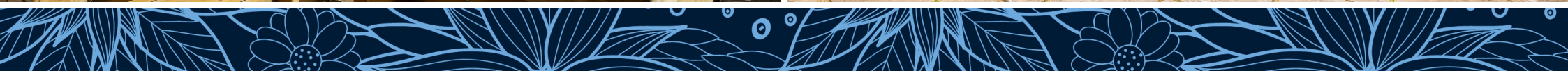
NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

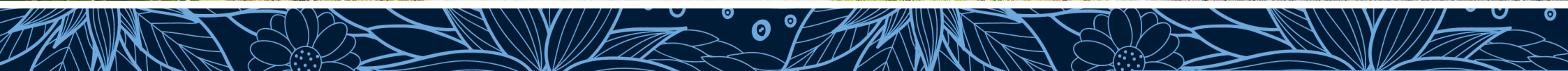
Council Tax

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

Postcode

CV35 7TY





Campden Grove, Hatton Park, Warwick, CV35 7TY

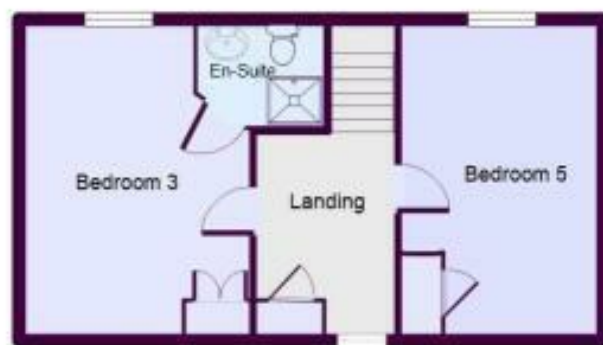


Illustration purpose only

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

ehB
RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 • ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.