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RESIDENTIAL

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10, Tidmington Close, Hatton Park, Warwick

Offers Over
£500,000



This beautifully presented four-bedroom detached family home offers spacious accommodation and enjoys a sunny aspect. It features an entrance hall, a living room, and an open-plan breakfast kitchen/diner, along with a utility room and a cloakroom. The master bedroom includes an en-suite shower, while the guest bedroom also has its own en-suite. There is a family bathroom as well. Outside, you'll find a sunny rear garden, a double-width driveway, and a garage store. There is NO UPWARD CHAIN. Energy rating: 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 double glazed entrance door into:

Entrance Hall

Wood effect floor, Period style radiator, staircase rising to First Floor Landing. Doors to:

Cloakroom

A white suite comprises a WC, wash hand basin with tiled splashback, chrome heated towel rail, matching floor, and a double-glazed window to the front aspect.

Living Room

15'10" x 13'0" (4.83m x 3.98m)

Attractive natural stone fireplace with inset electric



fire, two period style radiators, coving to ceiling. Double glazed patio doors to rear aspect and garden, double glazed window to rear aspect. Opening to:

Breakfast/Dining Kitchen

25'10" x 8'9" (7.89m x 2.69m)

Range of white gloss fronted base and eye level units with complementary worktops, inset single drainer sink unit with rinse bowl and mixer tap. Built-in AEG electric oven and induction hob with tiled splashbacks and extractor fan over, integrated

dishwasher. Tiled floor to kitchen area, double-glazed window to front aspect, downlighters, double-glazed casement door to side aspect, and two radiators. Carpeted dining area with coving to ceiling and double-glazed double-opening doors to the rear aspect and garden.

Utility Room

10'1" x 7'10" (3.08m x 2.41m)

Worktop with inset stainless steel sink, base unit, space and plumbing for washing machine. Space for further domestic appliances, additional worktop



space with radiator below. Wall-mounted Worcester gas-fired boiler, extractor fan, shelved storage cupboard with sliding door, power and light.

First Floor Landing

Period style radiator, access to roof space with loft ladder, double glazed window to side aspect. Doors to:

Bedroom One

13'2" x 9'1" (4.03m x 2.79m)

Built-in full-height triple-double door wardrobes provide ample hanging rail and drawer space,



Period-style radiator, coving to ceiling, and two double-glazed windows to the front aspect. Door to:

En-Suite Shower

A white suite comprises a WC with a concealed push-button cistern, a wash hand basin, a tiled shower cubicle with a shower system and curved glazed double-opening doors, a chrome heated towel rail, and fully tiled walls.

Bedroom Two

9'7" x 8'9" (2.93m x 2.67m)

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

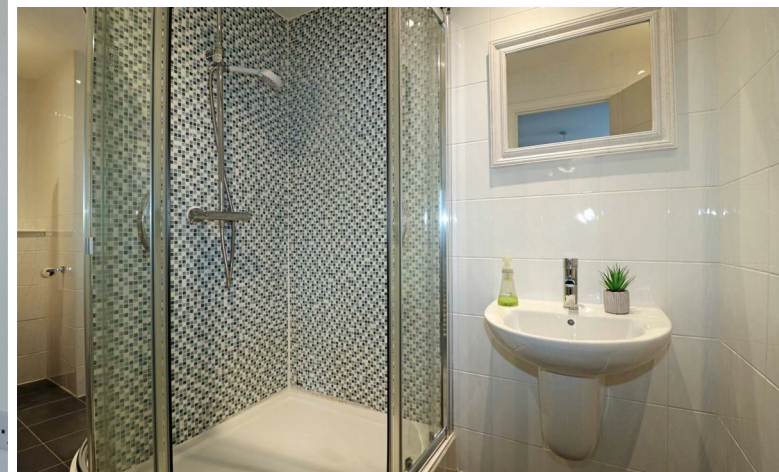
En-Suite Shower

A white suite comprises a pedestal wash hand basin, WC with concealed push-button cistern, tiled shower cubicle with shower system, chrome heated towel rail, extractor fan, and double glazed window to the side aspect.

Bedroom Three

9'11" x 8'2" (3.03m x 2.50m)

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



Bedroom Four

9'11" x 6'11" (3.03m x 2.11m)

Radiator and a double glazed window to the rear aspect.

Family Bathroom

A white suite comprising a double-ended bath with side mixer tap, WC with a concealed push-button cistern, wash hand basin, extractor fan, chrome heated towel rail, and a double-glazed window to the rear aspect.





Outside

There is an established front garden, with a double width driveway providing good off road parking and access to the:

Garage/Store

8'1" width x 5'6" depth (2.47m width x 1.68m depth)
Having an pp and over door and power and light.

Rear Garden

Southwest-facing rear garden with a decked and patio area, lawned gardens, stocked borders, and

specimen trees. The garden is enclosed on all sides, featuring an outside tap and power. Gated pedestrian access is available on both sides.

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 to the property including gas. 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 any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV35 7TE

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

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

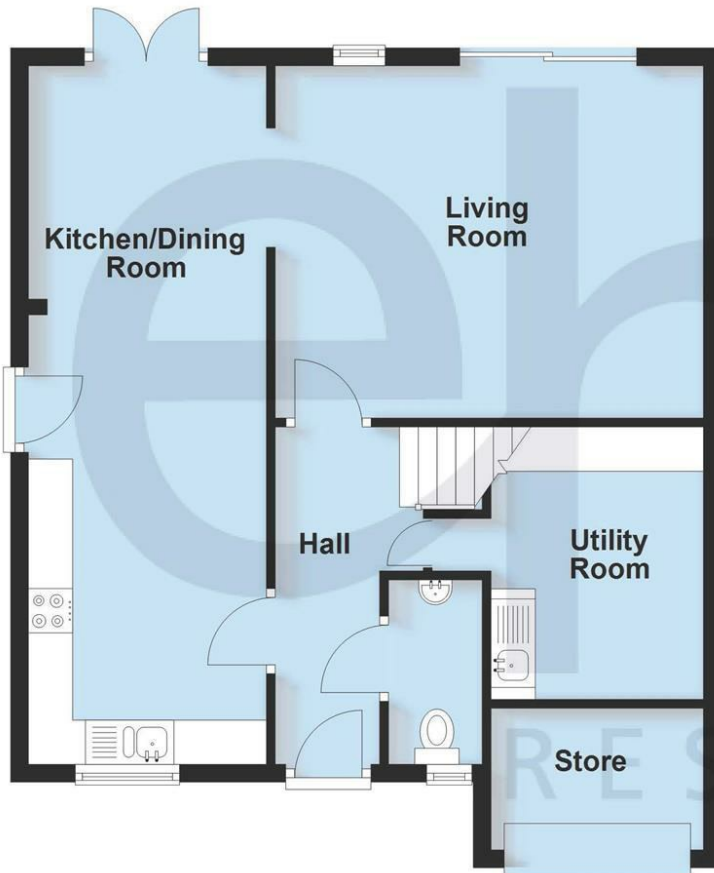
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU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

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

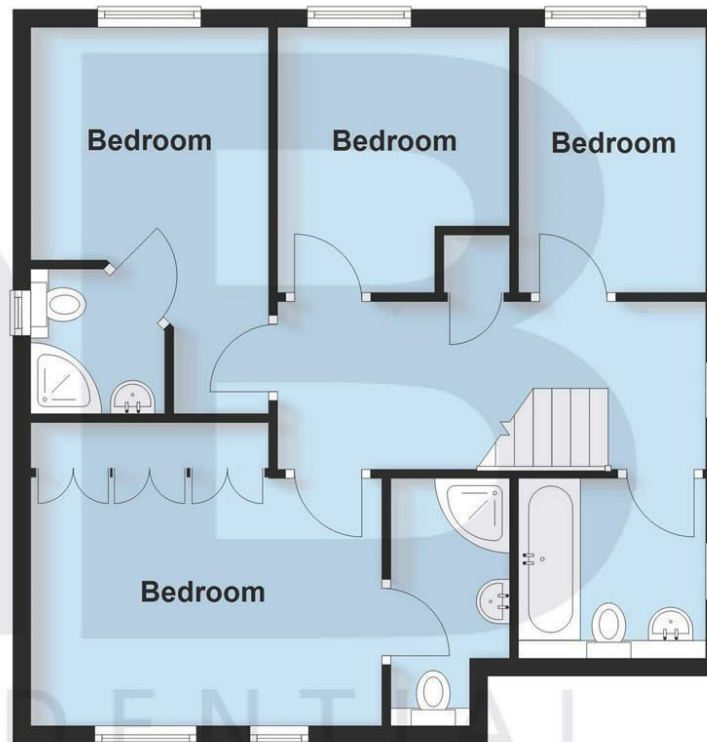
Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 120.7 sq. metres (1299.1 sq. feet)

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