



Dorsington Close | Hatton Park | CV35 7TH

Guide price £325,000



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Welcome to this charming property located in the sought-after Dorsington Close, Hatton Park. This delightful mid-terrace house boasts a spacious 969 sq ft of living space, perfect for a growing family or those who love to entertain.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing after a long day or hosting guests. The property features three well-proportioned bedrooms, offering plenty of space for a peaceful night's sleep or a home office setup for remote working.

With two bathrooms, morning routines will be a breeze for everyone in the household. The convenience of not having to share a bathroom is truly a luxury that this property offers.

Built in 1999, this house combines modern amenities with a touch of character. The property exudes a warm and welcoming atmosphere, making it easy to envision it as your new home. Having just undergone a complete re-decoration and having had all new windows fitted this is a home ready to move straight in to.

One of the standout features of this property is the parking space for three vehicles. Say goodbye to the hassle of searching for parking after a long day at work - you'll always have a spot waiting for you right outside your door.

Don't miss the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards calling Dorsington Close home.



- Three Bedrooms
- Completely Re-decorated
- Brand New Windows Throughout
- Popular Area just Outside Warwick Town Centre
- Close to Warwick Parkway Train Station
- Enclosed rear garden
- No Upward Chain
- Bathroom, En-Suite Shower Room and Downstairs WC
- Garage and Driveway
- EPC - C



Floor plan of the first floor:

- LOUNGE/DINER**: Large open area at the top.
- KITCHEN**: Located at the bottom left.
- WC**: Located between the lounge/diner and kitchen.
- ENTRANCE HALL**: Located between the kitchen and the garage.
- GARAGE**: Located on the right side, with dimensions 18'0" x 7'0" (4.87m x 2.13m).
- Stairs**: A set of stairs is shown in the WC area, with an arrow pointing down towards the entrance hall.

Floor plan of the first floor. The layout includes a central landing with a staircase labeled 'DOWN'. To the left of the landing is a 'BEDROOM'. To the right is the 'MASTER BEDROOM', which has an attached 'WARDROBE'. Further right is an 'ENSUITE'. Below the landing is a 'BATHROOM'. To the left of the landing, below the first bedroom, is another 'BEDROOM'. A 'HALLING CLOSET' is located between the landing and the bottom bedroom. The plan also shows a staircase labeled 'UP' leading to the second floor.



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Entrance

Entrance to the property is via an obscure glazed wooden front door which leads into the entrance hall. Having wood effect flooring, neutral décor to walls and ceiling, gas central heating radiator and spotlights to ceiling.
White painted doors leading into all ground floor rooms including the downstairs WC

Downstairs WC

Being tiled to floor, neutral décor to walls and ceiling, light point to ceiling and extractor to wall. Fitted with a gas central heating radiator, white low level WC and white basin with chrome hot and cold tap.

Fitted Kitchen

8'6" x 6'11"

Tiled to floor, neutral décor to walls and ceiling. Window to front elevation with Granite sill. Spotlights to ceiling. The kitchen is fitted with a range of base and wall units with a beechwood effect frontage and a chrome handle. Granite worksurface and upstand and a metallic tiled splashback behind hob position. Fitted with an integrated full height fridge/freezer, integrated double electric oven, four ring gas hob with extractor over, full size dishwasher, washing machine and a stainless steel 1 ½ bowl sink with matching drainer with chrome hot and cold mixer tap. Valiant combi boiler being recently fitted and certified.

Living Room

18'9" x 12'1" max.

Continuation of the wood effect flooring as in the entrance hall. Neutral décor to walls and ceiling with two feature wallpapered walls. Two light points to ceiling. Sliding French door to rear elevation giving access out into the garden and windows to rear elevation overlooking the garden. Two gas central heating radiators. Feature fireplace.

From the entrance hall carpeted stairs lead up to first floor landing. Continuation of carpets and neutral décor. White painted doors lead into all rooms including a useful airing cupboard style storage cupboard.

Bedroom One

9'4" x 12'11"

Continuation of carpet and neutral décor. Window to rear elevation. Gas central heating radiator below. light point to ceiling.

Two double fitted wardrobes.

White painted door leading into the ensuite shower room

En-Suite Shower Room

Having travertine style tiles to floor, neutral décor to walls and ceiling with walls being tiled to full height in the walk-in shower. Spotlights and extractor to ceiling. Fitted with a white low-level WC, pedestal wash hand basin with chrome hot and cold taps, chrome heated towel rail, walk in shower with a triton electric shower fitted.

Bedroom Two

being I shaped 11'0" x 8'10"

Continuation of carpet and décor, window to front elevation and gas central heating radiator below, light point to ceiling.

Bedroom Three

7'4" x 9'9"

Continuation of carpet and décor. Window to rear elevation, gas central heating radiator below. Light point to ceiling.

Bathroom

Glazed travertine style tiles to floor and bath panel. Walls tiled to full height in a white tile around bath and shower. Obscure glazed window to front elevation, spotlight and extractor to ceiling. Fitted with a chrome heated towel rail, pedestal wash hand basin with chrome hot and cold taps, white low-level WC and bath with chrome hot and cold taps with a Triton electric shower fitted.

Outside Rear

To the rear of the property is an attractive garden. As you enter from the living room there is a paved patio with pathway running to the rear where there is a full height lockable gate, area of lawn and well stocked and mature beds.

Outside Front

To the front of the property is a tarmacked driveway giving off street parking and an up and over garage door leads into the single garage. Garage benefits from light and power and fuse box is housed here. Area of lawn and useful outside tap.