

ehB
RESIDENTIAL

Your Property - Our Business



2, Oakdene Crescent, Hatton Station, Warwick

Price Guide £415,000



This much improved, four-bedroom detached family house briefly affords: Entrance hall, cloakroom, two living room, excellent open plan breakfast kitchen/diner/family room, utility room, en-suite shower to main bedroom, additional modern family bathroom, replacement double glazing throughout, gardens to the front and rear with a driveway providing parking as well as access to an adjoining carport and garage. Energy rating D.

Location

Oakdene Crescent is a cul-de-sac of similar

detached family homes near Hatton Station, making it ideal for regular rail users and commuters. The Grand Union Canal is also nearby and provides pleasant walks along the towpath. Hatton's convenient access to the A46 and M40 also makes it suitable for major road links to neighbouring towns and centres, as well as the Midland motorway network. Close to Hatton itself, there is a popular public house and eatery on Birmingham Road, the Hatton Arms.

Approach

Through a double-glazed entrance door into:

Entrance Hall

Wood effect floor, radiator, natural wood doors to:

Cloakroom

Modern white suite comprising WC, wash hand basin with white high-gloss storage cupboard below, matching floor, and a double-glazed window.

Living Room

19'3" x 11'10" widening to 13'2" (5.87m x 3.62m widening to 4.03m)

An open fireplace featuring a natural stone surround



and hearth, complemented by two radiators and natural wood display shelving on one wall. A natural wood door leads to:

Open-plan Breakfast/Kitchen/Dining Room

19'2" x 10'8" widening to 18'5" (5.86m x 3.27m widening to 5.63m)

The kitchen features a range of gloss-fronted base and eye-level units, complemented by a work surface with matching upstands. It includes an inset stainless steel sink with a rinse bowl and a chrome mixer tap, as well as a breakfast bar area.

Appliances include an integrated Bosch dishwasher, a Smeg range-style cooker with a concealed extractor unit, and a pull-out larder unit. The room is enhanced by two vertical radiators, a wood-effect floor, downlighters, and a double-glazed window, along with patio doors leading to the rear aspect and garden. Stairs rise to the first-floor landing, opening to:

Utility Room

7'10" x 5'9" (2.40m x 1.77m)

Matching base and eye level units, worktops and

upstands, space for an American-style fridge/freezer, space and plumbing for a washing machine. A double-glazed casement door with a double-glazed window to the side provides access to the driveway and carport.

First Floor Landing

Access to the roof space with a loft ladder. Built-in Airing Cupboard with natural wood door and natural wood doors leads to:





Bedroom One

10'10" x 10'2" (3.32m x 3.11m)

Radiator, double-glazed window to the front aspect and a natural wood door to:

En-suite Shower

Modern white suite comprising WC, wall-hung wash hand basin with tiled splashback. Tiled shower enclosure with a fixed rainfall shower head and a separate shower attachment. Downlighters, an extractor fan and a double-glazed window.

Bedroom Two (Rear)

11'3" x 9'10" (3.45m x 3.00m)

A radiator and a double-glazed window to the rear aspect.

Bedroom Three (front)

10'2" x 8'0" (3.12m x 2.46m)

Wood-effect floor, built-in wardrobes with hanging rail, drawer and storage space, radiator and a double-glazed window to the front aspect.



Bedroom Four (rear)

9'2" x 8'0" (2.80m x 2.45m)

Built-in bulkhead storage cupboard, radiator and a double-glazed window to the rear aspect.

Family Bathroom

Modern white suite comprising bath with chrome shower system over and a glazed shower screen, and a vanity wash basin with soft-close drawers below. Heated towel rail, downlighters, extractor fan and a double-glazed window.





Outside

Driveway providing off road parking with EV charger leading to:

Carport

With external lighting and power sockets, floor mounted Grant oil-fired external boiler, wrought iron gate provides access to the:

Single Garage

17'3" x 8'3" (5.26m x 2.52m)

Having up and over door, power and light.

Rear Garden

Paved patio area, outside tap, lawned gardens with stocked borders, enclosed on all sides.

Tenure

The property is Freehold with vacant possession upon completion of the purchase.

Services

All mains services are connected to the property with the exception of gas. Heating is by way of an oil fired system.

Council Tax

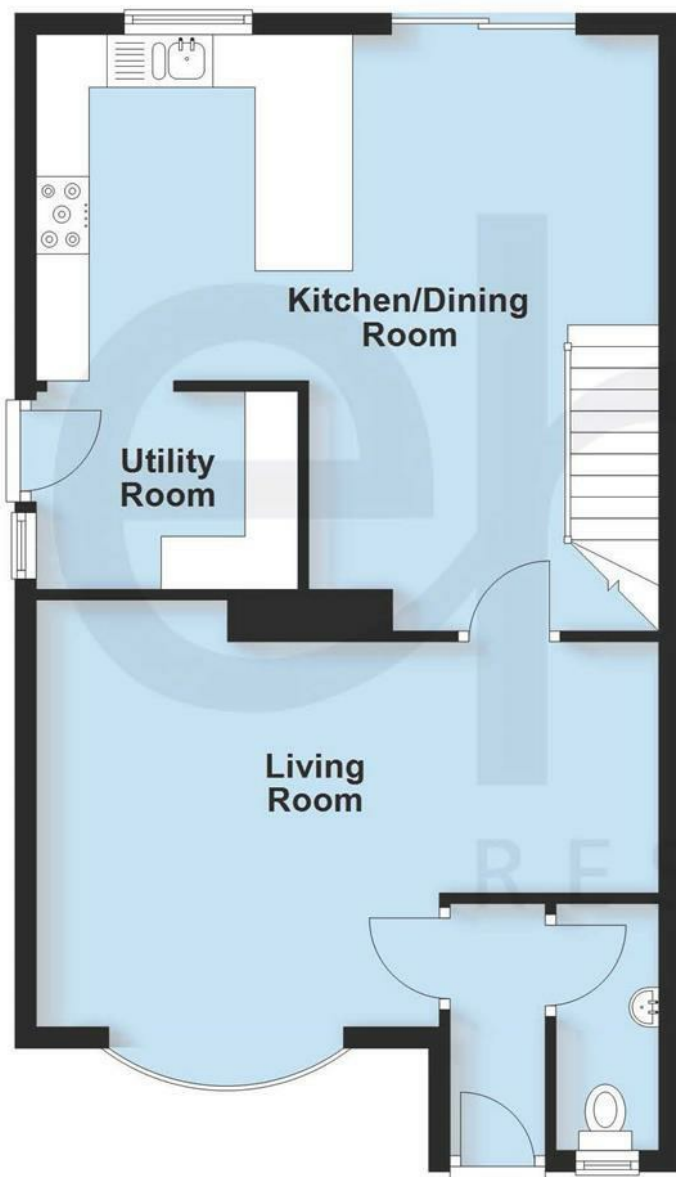
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV35 7BN

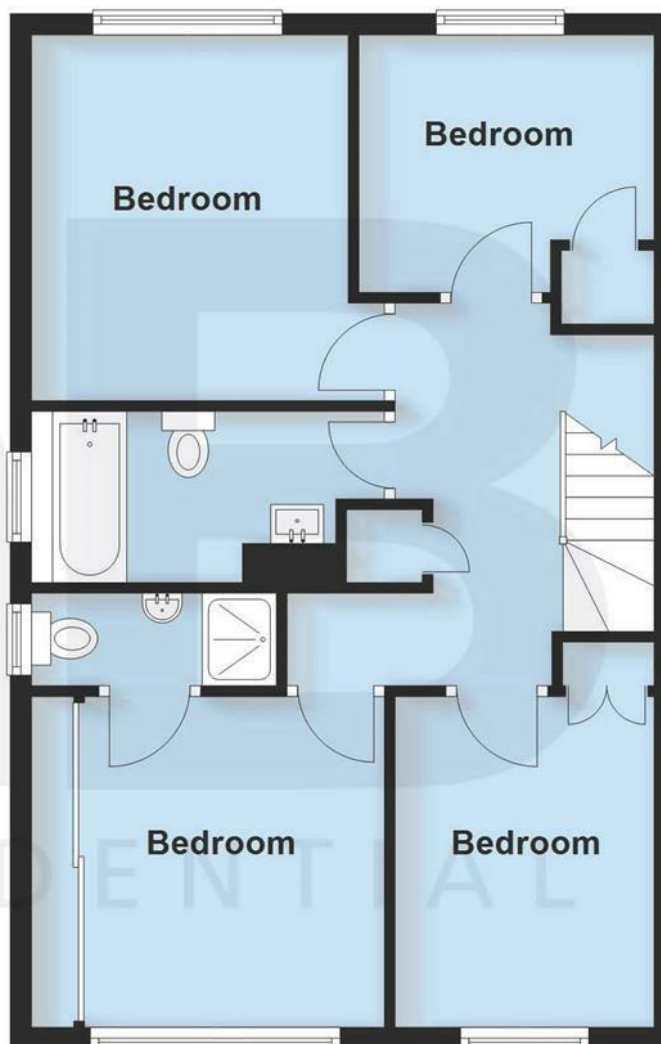
Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 112.7 sq. metres (1212.8 sq. feet)

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

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	58	70
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 particulars 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.