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6, Elmdene Close, Hatton Station, Warwick

Guide Price £599,950



Situated in a pleasant cul-de-sac within this popular village setting stands the spacious four/five-bedroom detached family home. The accommodation is arranged as follows: Entrance lobby and hall, good-sized living room, separate dining room and office/family room, fitted kitchen with conservatory off, ground floor bedroom/reception room and a ground floor cloakroom/shower. There are four first-floor bedrooms and a family bathroom. Outside, there is a good-sized driveway and an established, good-sized rear garden with a southerly aspect. Energy rating D. No upward chain.

#### Location

Elmdene Close is a cul-de-sac of mature, 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 the entrance door into:

#### Entrance Lobby

With sealed unit double glazed window to front aspect and opening to:

#### Reception Hall

Staircase rising to First Floor Landing, under stairs, a cloak/storage cupboard. Doors to:

#### Living Room

Focal point fireplace with surround and recessed log electric cast iron stove with brick inlay and quarry



tilled hearth. Two radiators, wall lights, double-glazed box bay window to the aspect with display sill. Double-glazed French doors with matching side screens provide views and access to the south-facing rear garden, and part-glazed double-opening doors lead to the Dining Room and Office.

#### Dining Room

A good-sized, light room with a radiator and a double-glazed window with a display sill enjoying views over the garden.

#### Office/Family Room

Wiring for wall lights, pine fire surround, built-in two double door shelved storage cupboards, access to roof space and double-glazed windows to the front and rear aspects.

#### Fitted Kitchen

Range of matching base and eye-level units, worktops and tiled splashbacks with a double drainer sink unit. Bosch ceramic hob and electric oven with storage cupboards above and below, integrated slim-line dishwasher, downlighters, space for an appliance, and space for a fridge/freezer with a



storage cupboard opposite that has space and plumbing for a washing machine, complete with power and shelving. Opening to the Conservatory, the door reveals a storage cupboard with space and plumbing for a washing machine, complete with power and shelving above. A door to the ground-floor bedroom and a part-glazed casement door lead to the side entrance lobby.

#### Spacious Conservatory

UPVC double-glazed windows to three sides, double-glazed glass roof and double-opening French doors to allow access to the gardens.





#### Ground Floor Bedroom

Wall light points, two radiators, three double-glazed windows, and built-in full-height wardrobes providing hanging rail and storage space. Door to:

#### Cloaks/Shower Room

White suite comprising a WC with a concealed push button cistern, a wash hand basin with a storage cupboard below. Corner tiled shower enclosure with Mira shower system, heated towel rail, downlighters and extractor fan.

#### Side Entrance Lobby

With a hat and coat rail space. With a further double-glazed casement door to the side aspect.

#### First Floor Landing

Built-in Airing Cupboard with hot water tank, double-glazed window to front aspect, access to the roof space and doors to:

#### Bedroom One (Rear)

Built-in wardrobes/storage cupboard with double bed inset, radiator and a double-glazed window to the rear aspect.

#### Bedroom Two (Rear)

Built-in double door wardrobe, radiator and a double-glazed window to the rear aspect.



#### Bedroom Three (Rear)

Built-in double door wardrobes, radiator, double-glazed window to the rear aspect.

#### Bedroom Four (Front)

Radiator, built-in double door wardrobe and a double glazed window to the front aspect.

#### Family Bathroom

White suite comprising bath, WC with a concealed push button cistern, pedestal wash hand basin, dual heated towel rail, downlighters and double-glazed window to front and side aspects.



### Outside

There is a tarmac driveway which provides good off-road parking, with stocked borders and raised brick planters. There is also a block-paved hard-standing area and a gated side pedestrian access.

### Rear Garden

Which enjoys a southerly aspect. Good-sized paved patio area enclosed by a low wall, with steps leading down to a good-sized timber garden shed with power. There are lawned gardens featuring mature, stocked borders and trees. There is a paved area located at the rear of the conservatory, with access to the boiler room and workshop situated in the rear.

### Boiler Room

Housing the Worcester oil fired boiler.

### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

### Services

All main services are understood to be connected, with the exception of gas. Heating is by way of an oil-fired system. 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 and we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

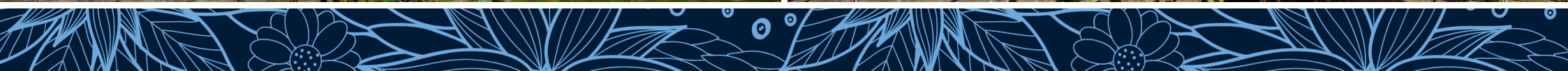
### Council Tax

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

### Postcode

CV35 8XL





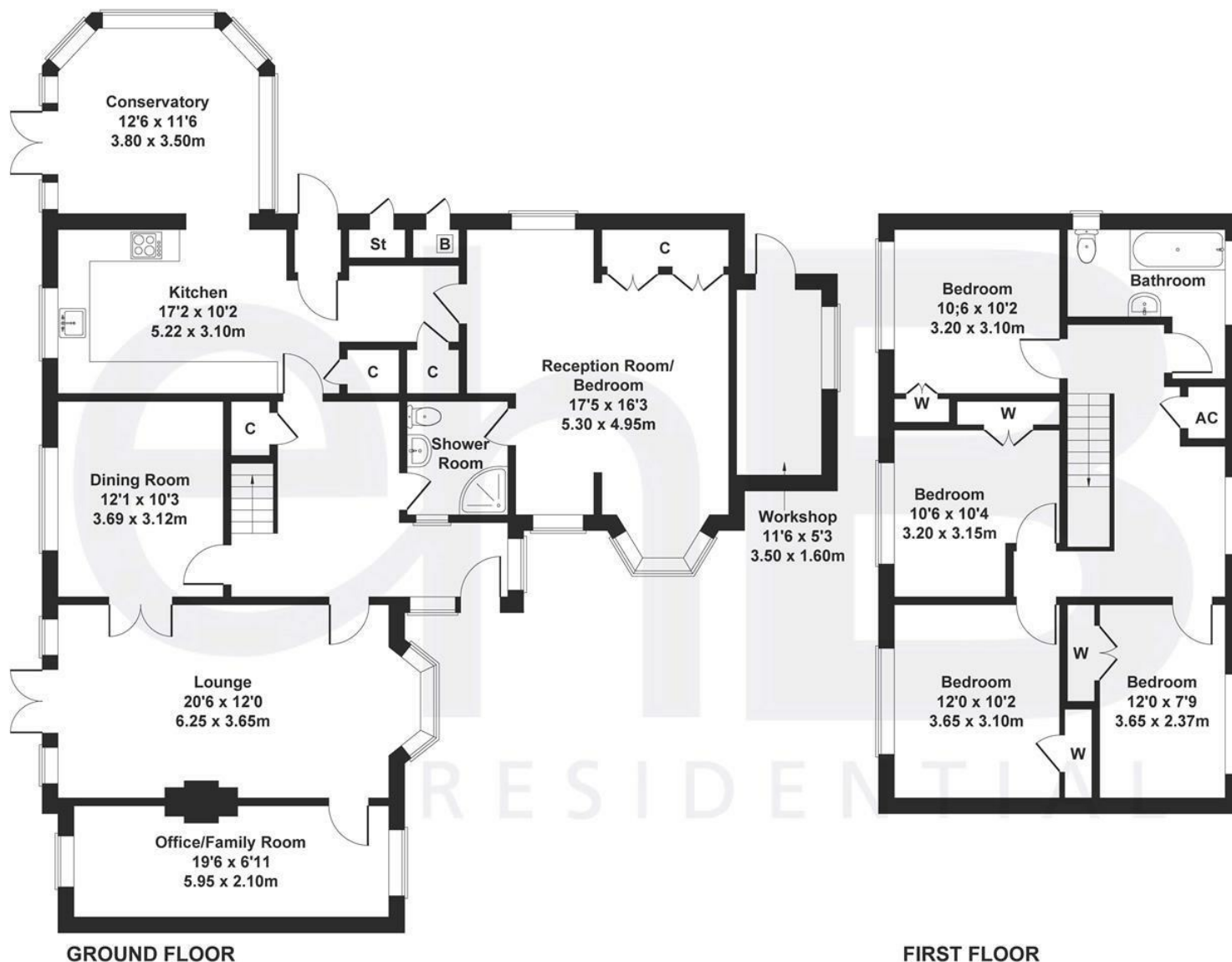


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Approximate Gross Internal Area = 207 sq m / 2228 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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