



Arlescote Close, Warwick, CV35 7TX

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE END MARCH/EARLY APRIL

\*\*\* Located in a tucked-away position within the highly sought-after Hatton Park development, this impressive six-bedroom detached home is arranged over three spacious floors.

The ground floor comprises a welcoming entrance hall, W.C., study, living room with patio doors opening onto the garden, separate dining room, and a large fitted kitchen complete with appliances.

On the first floor, a generous landing leads to four bedrooms, two of which benefit from en-suite facilities and fitted wardrobes, along with a modern family bathroom.

The second floor offers two further double bedrooms, including one with an en-suite shower room.

Externally, the property features a generously sized, mature rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. There is also a double garage and driveway parking for two vehicles.

Offered unfurnished, this property presents an ideal spacious family home.  
Council Tax Band: G. Energy Rating: D





# Key Features

- AVAILABLE END MARCH/EARLY APRIL
- Hatton Park, Warwick
- Detached House
- Six Bedrooms, Four Bathrooms & Two Reception Rooms
- Unfurnished
- Spacious Family Living Space Throughout
- Pretty, Mature Rear Garden
- Double Garage & Driveway Parking
- Council Tax Band G
- Energy Rating D



**£2,350 PCM**