



## 5 Bed Townhouse

65 Highfield  
Hatton Park  
Warwick  
CV35 7TQ

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £545,000**

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## Price Guide £545,000

Occupying a charming setting, opposite the green and quietly located at the end of the cul-de-sac, this extremely spacious five bedroom townhouse built by quality builders AC Lloyd is superbly presented for sale at a sensible price. The flexible family accommodation enjoys gardens and parking with garage and is warmly recommended by Margetts. The property benefits from excellent transport links being within easy access to the M40/A46 and Warwick Parkway Train Station and is situated in the catchment area for good schools.

### STUNNING HOME IN WARWICKSHIRE

Step into elegance and comfort with this beautifully presented home in the prestigious Hatton Park development. Perfectly blending modern design with timeless charm, this property offers everything you need for contemporary family living. From the moment you arrive, you'll be captivated by its attractive exterior and welcoming atmosphere. Inside, the spacious layout is flooded with natural light, creating a warm and inviting environment. The bedrooms provide generous space for relaxation, while the bathrooms boast sleek fittings for a touch of luxury. Outside, the private landscaped garden offers a tranquil retreat, perfect for summer barbecues or quiet evenings under the stars! This is more than a house; it's a lifestyle. Don't miss the opportunity to make 65 Highfield your forever home.

Canopy porch and double glazed front door opens into

### WELCOMING RECEPTION HALL

with radiator, and under stairs storage cupboard.

### CLOAKROOM

with low-level WC, wash hand basin, radiator and extractor fan.

### DINING ROOM

12'7" max x 8'11" max

with double glazed window and radiator.

### OFFICE/STUDY

12'8" x 6'4"

with radiator and double glazed window.

### FULL WIDTH KITCHEN

19'6" x 12'1"

In the kitchen area there is extensive work surfacing with one and a quarter bowl single drainer sink with mixer tap and base unit beneath together with eye level wall cupboards above and under unit lighting. Recess suitable for a range style cooker with fitted cooker hood above. Two tall larder cupboards and two radiators.

### IN THE DINING AREA

there are double glazed patio doors to the patio and rear garden.

Staircase rises from the reception hall to the first floor landing with radiator.

### BUTLERS PANTRY

7'10" x 4'11"

with work surfacing and sink unit having mixer tap and base unit beneath, space suitable for appliance and space and plumbing for washing machine, wall cupboard, extractor fan, and radiator.



### **MAGNIFICENT FULL WIDTH LOUNGE**

19'7" max x 12'8"

with twin double glazed windows affording attractive view to the front, two radiators, fire setting with hearth and surround and inset coal effect gas fire.

### **BEDROOM ONE - REAR**

17'8" ex wards reducing to 11'7" x 12'2"

with twin double glazed windows to the rear and radiators and the dimensions exclude two double door built-in wardrobes with hanging rail and shelf.

### **ENSUITE SHOWER ROOM**

with fully tiled shower cubicle with adjustable shower, low-level WC, wash handbasin, shaver point, extractor fan and radiator.



Staircase from the first floor landing proceeds to the second floor landing with access to the roof space. Off the landing there is an airing cupboard with slatted wood shelving and insulated hot water cylinder.



#### **BEDROOM TWO - FRONT**

12'10" max under eaves x 10'4" max  
with radiator and double glazed window affording attractive views.

#### **BEDROOM THREE - FRONT**

12'8" max under eaves x 8'11" max  
with radiator and double glazed window affording attractive distant views.

#### **BEDROOM FOUR - REAR**

12'0" x 8'11" max under eaves  
with double glazed window and radiator.

#### **BEDROOM FIVE - REAR**

12'2" max under eaves x 7'3" max  
with double glazed window and radiator.



#### **OUTSIDE**

The property is located at the head of a cul-de-sac setting with a private block paved drive giving access to the 4 properties.

#### **PARKING**

Allocated off-road car parking space leads to the

#### **FRONT GARDEN**

front door with fore garden laid to shrubs.



#### **REAR GARDEN**

enjoys a large paved patio area and shaped lawn beyond with path, perimeter borders stocked with shrubs and plants and gate giving access to the driveway.

Driveway provides parking and gives access to the

#### **SINGLE GARAGE (with eaves area).**

with up and over door, electric light, power and personal door back into the rear garden.

#### **GENERAL INFORMATION**

The property is freehold and all mains services are connected.



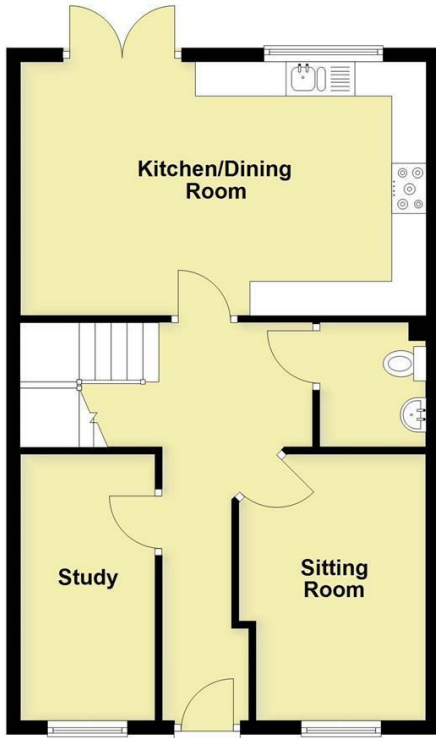


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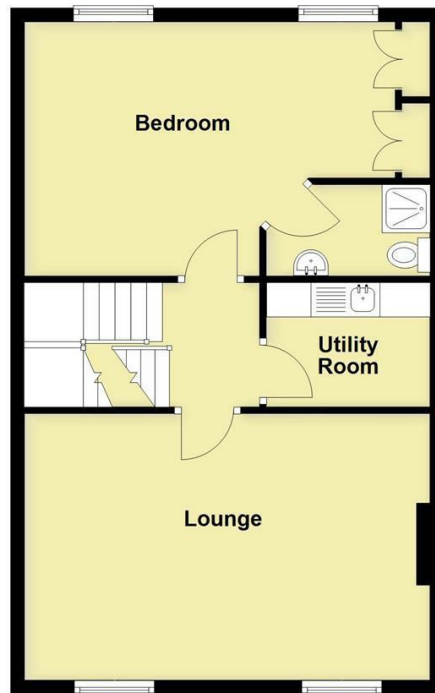
### Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



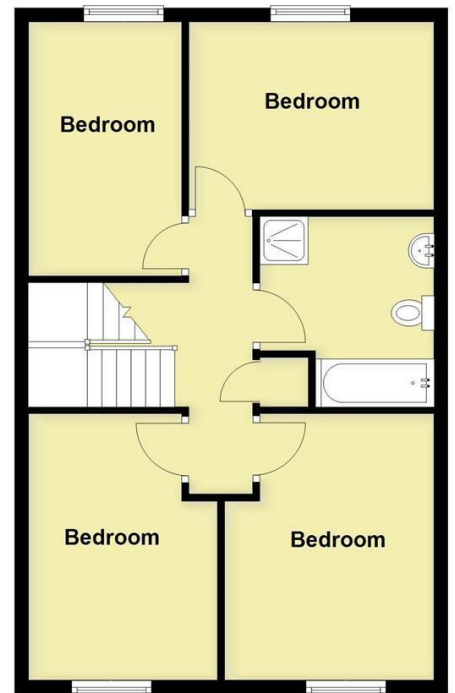
### First Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



### Second Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 169.4 sq. metres (1823.3 sq. feet)

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

The total area does not include the Garage, Gump or the barn



### 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>                            | 75                         | 86        |
| (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<br>2002/91/EC |           |

### CONTACT

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