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11, Crimscote Square, Hatton Park, Warwick

Price Guide £370,000

Situated in a favoured position within this ever-popular development, this well-presented modern three-bedroom semi-detached property offers well-proportioned accommodation comprising an entrance lobby, lounge and a fitted kitchen/diner.

On the first floor, there is a main bedroom with an en suite, two further bedrooms, and a family bathroom.

Outside, the property benefits from an established, landscaped rear garden, a front garden, and a tandem driveway providing off-road parking for up to three vehicles, leading to a garage.

Viewing is highly recommended. Energy rating C.

Location

Hatton Park is a sought-after residential development situated 3 miles from Warwick, offering a rural lifestyle while being close to Leamington Spa, Stratford-upon-Avon, and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

Approach

Composite entrance door leading into the entrance lobby.

Entrance Lobby

Door to the lounge and stairs to the first-floor landing. Radiator.

Lounge

9'8" x 17'4" (2.949m x 5.3m)
Karndean flooring, Double-glazed bay window to the front aspect. focal gas fireplace with decorative surround. Two radiators, doors to the under-stairs storage and the kitchen/diner.

Kitchen Diner

12'4" x 14'10" (3.77m x 4.53m)

Karndean flooring continued from the lounge. Range of base and eye-level gloss fronted units. Wood effect worktop. Decorative tiled splashback. Integrated washing machine, dishwasher, and full-size fridge freezer, electric oven and grill. Four-ring gas hob with hooded stainless steel extraction unit. composite sink with a chrome mixer tap and a filtered-water option. Cupboard housing the gas-fired boiler and radiator. Double-glazed windows and Double-glazed doors to the rear aspect, offering access to the garden.

First Floor Landing

Doors to bedrooms. bathroom and the airing cupboard housing an immersion water tank and shelving storage. Access to the loft with a pulldown loft ladder.

Bedroom One

8'9" x11'7" (2.69m x3.55m)

Built-in floor-to-ceiling height wardrobe with two mirrored sliding doors and a radiator. Door to en-suite and a double-glazed window to the front aspect.

En-suite Shower

Three-piece white suite. Partially decorative tiled walls. Low-level W.C. Hand wash basin with chrome mixer taps and storage below. Walk-in shower with mains shower and glazed shower screen, extractor fan and a Double-glazed window to the front aspect.

Bedroom Two

8'6" x 9'6" (2.61m x 2.92m)

Radiator and double-glazed windows to the rear aspect.

Bedroom Three

10'4" x 6'0" (3.16m x 1.85m)

Radiator and double-glazed windows to the rear aspect.

Bathroom

Wood effect flooring complements this well-appointed shower room, which features a modern three-piece suite. A large walk-in shower with a fully tiled decorative enclosure and glazed screen provides a stylish focal point. There is a hand wash basin with a chrome mixer tap and useful storage below, along with a low-level W.C. and additional storage above. The room is partially tiled and further benefits from a heated towel rail and extractor fan.

Outside

8'2" x 18'0" (2.5m x 5.5m)

The property benefits from an attractive frontage, set back from the road with a driveway providing off-road parking and access to the garage. A neatly maintained lawn sits to the side, enclosed by a low-level wrought iron fence, adding to the kerb appeal.

Rear Garden

This attractive, landscaped rear garden is designed for both ease of maintenance and enjoyment, featuring a generous paved patio area ideal for outdoor seating and entertaining. Steps lead up to a raised terrace, providing a further private seating space, all enclosed by a combination of brick walling and timber fencing.

Well-stocked borders surround the garden, offering a variety of established shrubs, plants and greenery, adding colour and interest throughout the seasons. The layout creates a pleasant sense of depth, while the mature planting enhances privacy, making it a peaceful and inviting outdoor space. There is an outside tap.

Garage

18'0" x 8'2" (5.50m x 2.50m)
Having an up-and-over door, power and light and a service door to the rear garden.

Tenure

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

There is a communal maintenance charge of £184.72pa

Services

All main services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

Council Tax band C

Postcode

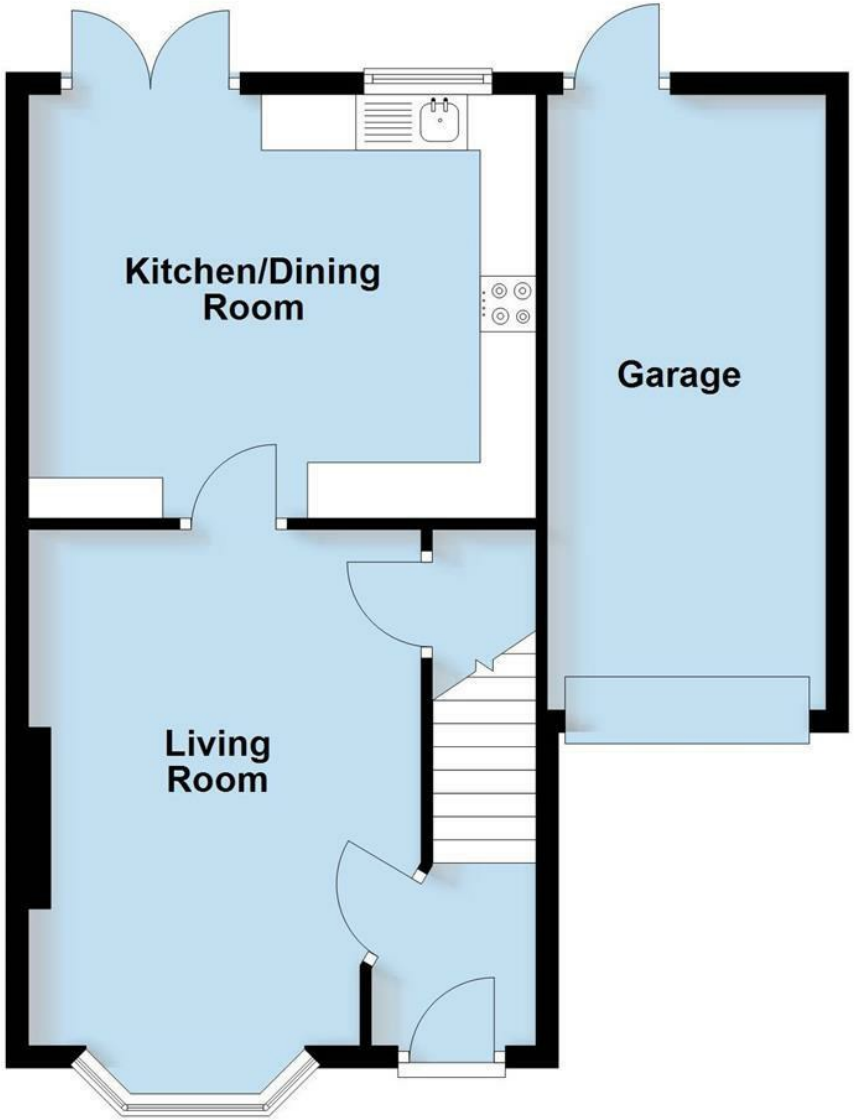
CV35 7TS

Agents Note

The property has been fitted with open-cell spray foam insulation to the loft space felt. Documentation relating to the installation is available, along with a quotation for its removal if required. The loft remains ventilated, and the insulation has not been applied directly to the timbers. As with any property of this nature, prospective purchasers are advised to seek guidance from their legal advisor and confirm suitability with their mortgage lender prior to proceeding.

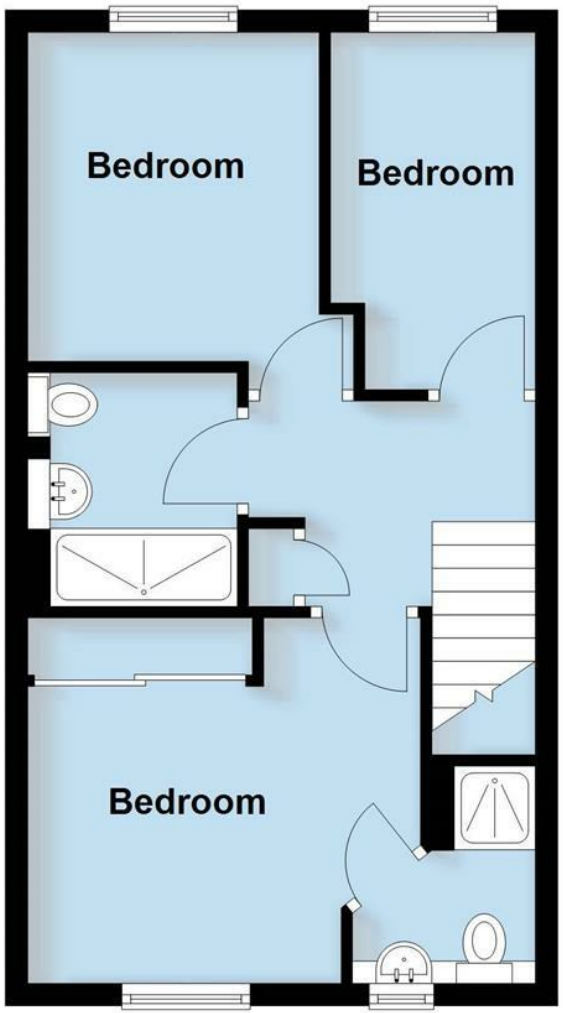
Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 92.2 sq. metres (992.8 sq. feet)

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

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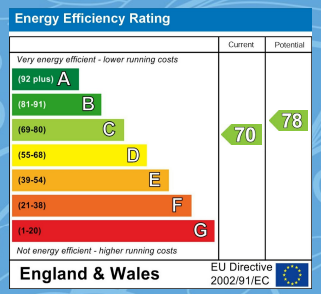

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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