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RESIDENTIAL

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27, Armscote Grove, Hatton Park, Warwick

Price Guide £329,950



A well-appointed three-bedroom mews home tucked away quietly on this popular residential development. The accommodation briefly affords: Entrance hall with cloakroom, living room, modern fitted kitchen, master bedroom with en-suite, bathroom, gas heating, double glazing, single garage, parking and an established rear garden.

#### 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

This property is situated at the end of the cul-de-sac with path leading to a storm canopy. A uPVC double glazed front door leads into the:

#### Entrance Hall

Having a wood finish floor, staircase rising to First Floor Landing, radiator, under stairs storage and doors to:

#### Cloakroom

W.C., pedestal wash hand basin, radiator, rustic wood paneling to wall, matching floor and a double glazed window to the front aspect.





### Living Room

16'8" x 13'10" (5.10m x 4.22m)

Having a fireplace with surround, inlay and hearth, wood floor, two radiators, under stairs storage accommodating the lagged hot water cylinder, double glazed window to the rear aspect and double glazed sliding patio door provides access to the rear garden.

### Modern Fitted Kitchen

10'7" x 7'5" (3.25m x 2.27m)

A range of matching base and eye level units, wooden worktops with inset single drainer sink unit with mixer tap and rinse bowl and complementary tiled splashbacks. Built-in electric oven and four ring gas hob with extractor unit over. Concealed Worcester gas fired boiler, space and plumbing for washing machine and slim-line dishwasher, integrated fridge/freezer with adjacent wine store. Breakfast bar with glazed display cabinets over,



radiator, tiled floor, double glazed window to front aspect.

### First Floor Landing

Access to roof space and doors to:

### Bedroom One

11'11" x 8'8" max (3.64m x 2.65m max)

Having a double glazed window to front, radiator, built-in double door wardrobe with hanging rail and shelf over, door to:





### En-Suite Shower

Fitted with a white low-level WC and a pedestal wash hand basin. Corner shower cubicle with Triton shower system, tiled floor, radiator, extractor fan and a double-glazed window.

### Bedroom Two

10'8" x 8'0" (3.27m x 2.46m)  
Double glazed window to rear aspect, built in double door wardrobe, radiator

### Bedroom Three

8'9" x 5'6" (2.69m x 1.70m)  
Double glazed windows to rear aspect, single door built-in wardrobe cupboard and a radiator.

### Bathroom

Having a modern white suite with chrome fittings comprising bath with shower over, W.C., pedestal wash hand basin, complementary tiled splashbacks, heated towel rail, downlighters and extractor fan and a double glazed window to the side aspect.

### Outside

To the front of the property is a shallow low maintenance foregarden with paved path to entrance door.

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### Single Garage

The single garage is the third one in, located





immediately at the front with parking on the drive in front.

#### Rear garden

The property features a paved patio area with steps rising to the lawned gardens, with a stocked border, along with a further decked area to the rear. The gardens are enclosed on all sides with a gated rear pedestrian access.

#### Tenure

The property is understood to be freehold, although

we have not inspected the relevant documentation to confirm this.

#### Services

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

#### Council Tax

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

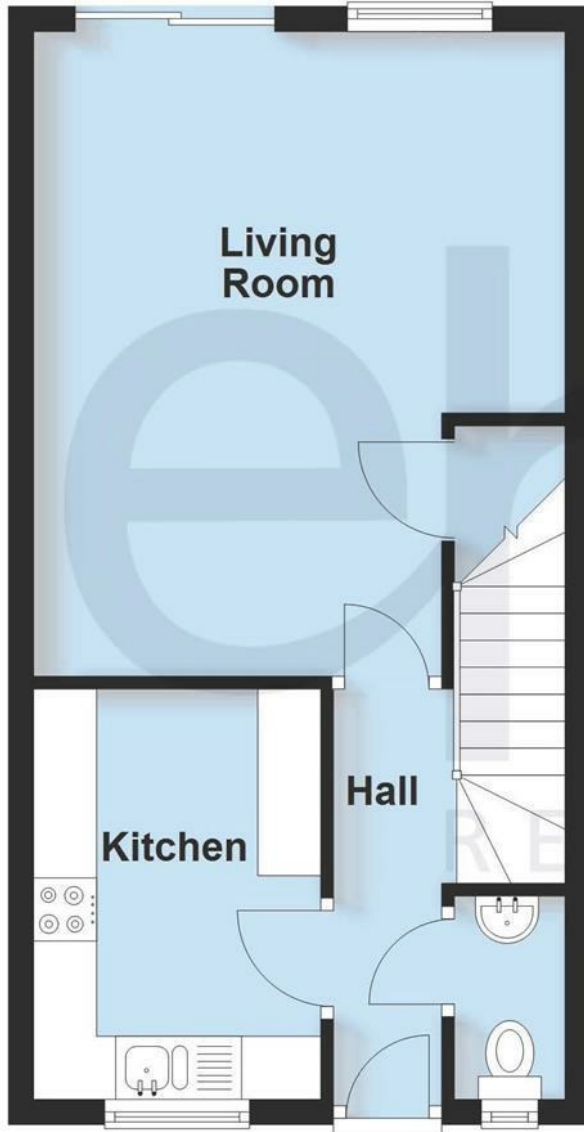
#### Postcode

CV35 7TP



## Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 71.6 sq. metres (770.5 sq. feet)

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

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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>		69	74
(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