



ADMINGTON DRIVE, HATTON PARK

complete ●●●
SALES & LETTINGS





A stylish Bovis-built detached family home, constructed in 2001 and situated on the ever-popular Hatton Park development to the west of Warwick. The well-presented home comprises an entrance hall, re-fitted guest WC, spacious living room, full-width kitchen diner, utility room, conservatory, four bedrooms, a stylish re-fitted shower room and en-suite. Outside, there is a landscaped rear garden, driveway parking and a lawned front garden with a small tree. The property also benefits from a part-garage and EV charging point. Ideally positioned for the development's central green and local shop, as well as Warwick Parkway Railway Station, the M40, the popular Hatton Arms and beautiful countryside and canal walks around Hatton Locks.

Property Details...

Entrance Hall

A modern composite entrance door leads into the hallway, which has timber-effect laminate flooring, a radiator, coving and doors through to the living room and guest WC.

Guest WC

A stylish re-fitted guest WC with LVT flooring, a modern hand basin with vanity storage and chrome mixer tap, a dark towel radiator and a concealed-cistern toilet with useful shelf above. There is half-height tiling, downlights and an extractor.

Living Room

A spacious living room with timber-effect laminate flooring, a radiator and a uPVC double-glazed window to the front. A carpeted staircase leads to the first floor, with a useful storage cupboard beneath. There is coving and an arched opening through to the kitchen diner.

Kitchen Diner

With a continuation of the timber-effect laminate flooring, this impressive full-width kitchen diner has a cream gloss fitted kitchen with timber-effect worktops. There is a 1½-bowl stainless-steel sink with mixer tap, a five-ring gas hob with glass splashback and extractor over, an integrated dishwasher, under-counter fridge and double oven. A boiler cupboard houses the recently fitted Vaillant boiler. There is under-cabinet lighting, bevelled-edge splashback tiling and a uPVC double-glazed window overlooking the garden. The dining area provides ample space for a good-sized dining table and has feature brick-effect wallpaper, a radiator and sliding patio doors leading into the conservatory. Door to the utility room.

Conservatory

A brick-based conservatory with a reflective glass roof, uPVC double-glazed windows and French doors opening onto the patio. There are electrics and wall lighting.

Utility

A good-sized utility room with a continuation of the timber-effect laminate flooring. There are cream gloss fitted high and low-level cupboards, timber-effect worktops and a large stainless-steel sink with mixer tap and drainer. There is space and plumbing for a washing machine, space for a tumble dryer and space for an American-style fridge freezer. There is also an extractor, bevelled-edge tiled splashbacks and a uPVC double-glazed door leading to the side passage.

Landing

A carpeted landing with a white-painted balustrade, radiator and cupboard housing the hot water tank. There are doors to the four bedrooms and shower room, together with a loft hatch.

Bedroom One

A spacious double bedroom with two uPVC double-glazed windows to the front, two radiators, a fitted triple wardrobe and a door to the en-suite.

En-Suite

A stylish re-fitted en-suite with a quadrant shower enclosure and sliding glass door, together with a Mira rainfall mains-fed shower and handheld attachment. There is a vanity storage unit with ceramic wash basin and mixer tap, a concealed-cistern toilet with useful shelf above, LED mirror, downlights, fully tiled walls and a uPVC double-glazed window.

Bedroom Two

A double bedroom with a fitted double wardrobe, radiator and uPVC double-glazed window overlooking the rear garden.

Bedroom Three

A double bedroom with a fitted double wardrobe, radiator and uPVC double-glazed window overlooking the rear garden.

Bedroom Four

A single bedroom with a radiator and uPVC double-glazed window.

Shower Room



A stylish, re-fitted modern shower room with a large walk-in shower enclosure and fixed glass screens, together with a rainfall showerhead and mains-fed shower. There is a wash basin with vanity storage and mixer tap, a dark towel radiator and a concealed-cistern toilet with deep display shelf above. There are downlights, an extractor, fully tiled walls and a uPVC double-glazed window.

Rear Garden

A landscaped rear garden with an extended paved patio and steps leading up to the lawn, which is retained by attractive brickwork and has well-stocked perimeter borders. The garden is enclosed by timber fencing, with a pathway and gated side access leading to the front. Wood fired pizza oven.

Part-Garage

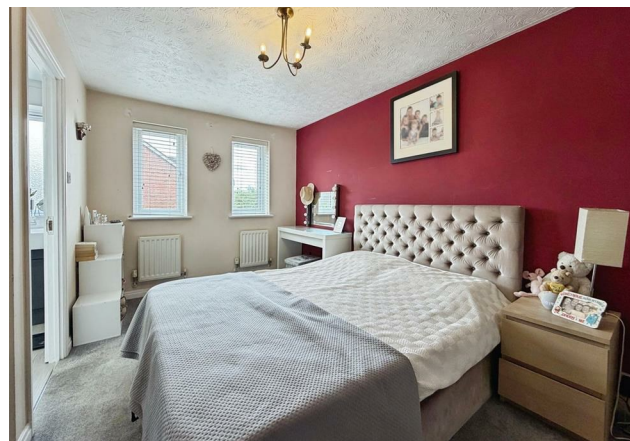
With an up-and-over door, providing useful storage.

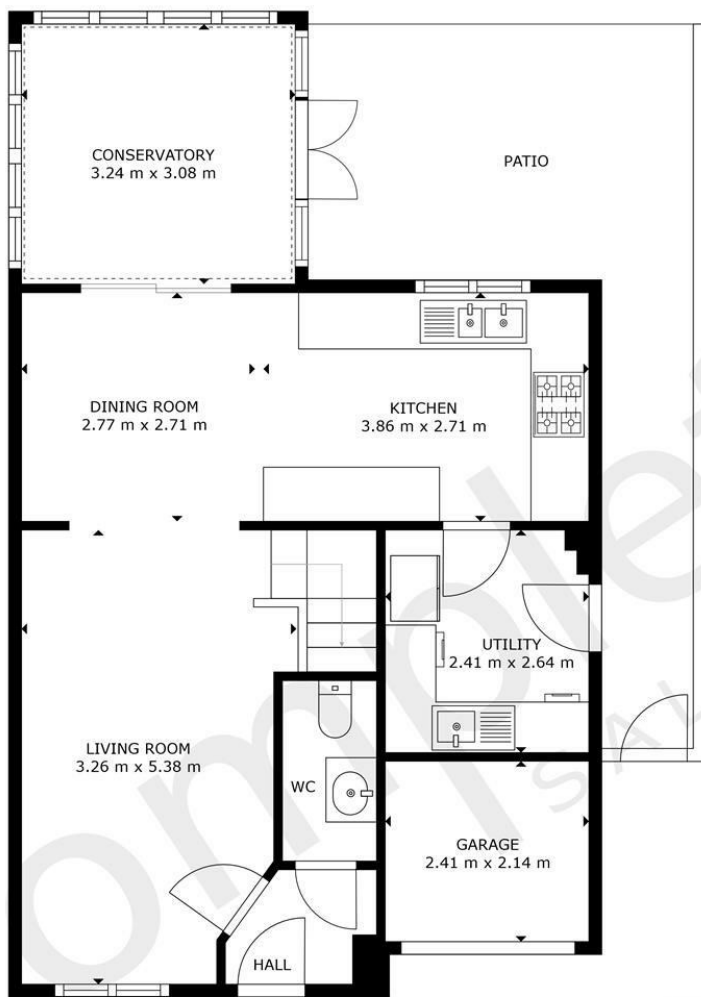
Parking

A tarmac driveway provides off-road parking to the front, with the added benefit of an EV charging point.

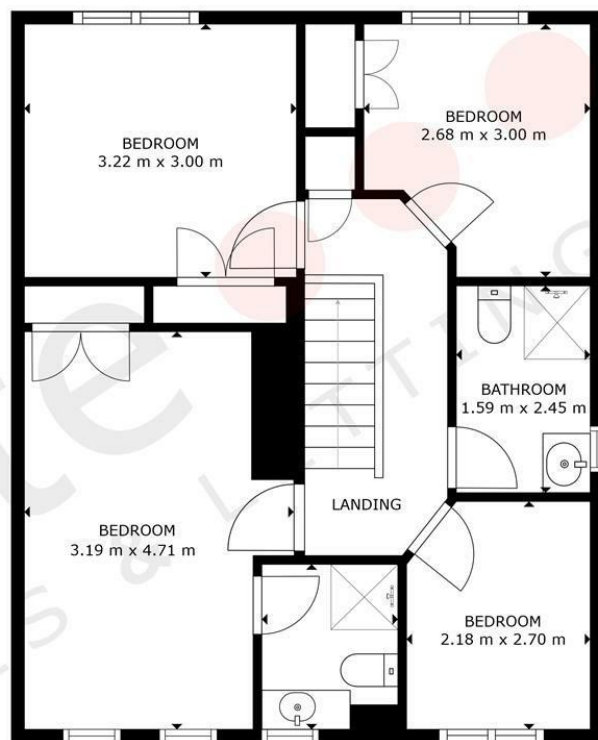
Location

Hatton Park is one of Warwick's most desirable modern residential developments, combining a peaceful, leafy setting with excellent access to Warwick, Leamington Spa and the surrounding Warwickshire countryside. The development itself benefits from attractive green open spaces and a convenient local shop, creating a welcoming community feel. Warwick Parkway Railway Station is just a short distance away, offering direct rail services to Birmingham and London Marylebone, making Hatton Park particularly attractive to commuters. The M40, A46 and wider Midlands motorway network are also easily accessible. For leisure, residents can enjoy beautiful countryside and canal walks around the famous Hatton Locks and along the Grand Union Canal, while the highly regarded Hatton Arms provides a popular destination for food and drinks overlooking the locks. Hatton Country World is also nearby, while historic Warwick town centre offers an excellent selection of independent shops, cafés, restaurants, schools and leisure facilities. This combination of countryside living, community amenities and excellent transport connections makes Hatton Park an extremely popular place to call home.





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 59 m², FLOOR 2: 56 m²
TOTAL: 115 m²

EXCLUDED AREAS: GARAGE: 5 m², PATIO: 19 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

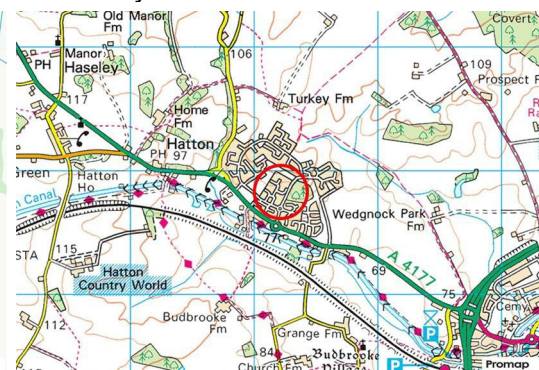
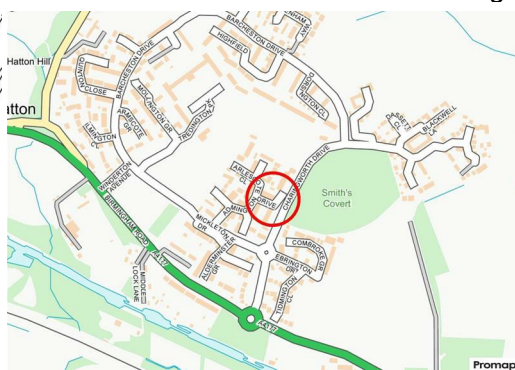
The Leamington Property Expert





- Bovis 2001 Detached
- Four Bedrooms
- Living Room
- Utility
- Landscaped Garden & Pizza Oven

- Popular Hatton Park Development
- Re-Fitting Bathroom, En-Suite & WC
- Full Width Kitchen Diner
- Conservatory
- Part Garage & Driveway



ADMINGTON DRIVE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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