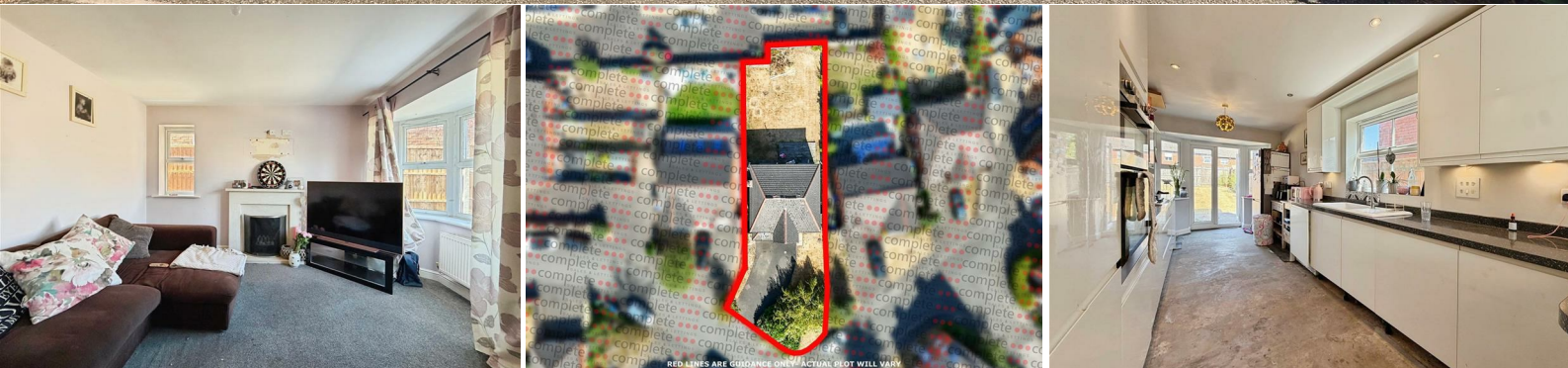




CHARINGWORTH DRIVE, HATTON PARK

complete ●●●
SALES & LETTINGS





An attractive four-bedroom detached home, occupying a favourable plot on Charingworth Drive within the highly regarded Hatton Park development, conveniently positioned close to the central green and local shop. Offering excellent potential for a buyer looking to put their own stamp on a spacious family home, the property would benefit from some modernisation and comprises: entrance hall, guest WC, good-sized living room with bay window, and a large kitchen diner with a modern fitted kitchen. To the first floor there are four bedrooms, an en-suite to the principal bedroom which requires refurbishment, and a family bathroom. Outside, the property enjoys a generous frontage with parking for approximately four to five vehicles, an integral garage and a large rear garden. Hatton Park combines a peaceful, leafy setting with excellent transport connections, including easy access to the M40 and Warwick Parkway railway station, offering direct services to London. The development is also ideally placed for Hatton Country World, the popular Hatton Arms and beautiful countryside walks around Hatton Locks and the Grand Union Canal.

Property Details...

Entrance Hall

A timber double-glazed entrance door leads into the hallway, which has timber-effect laminate flooring, a radiator and stairs rising to the first floor with useful storage beneath. Doors lead to the guest WC, living room and kitchen diner.

Guest WC

Fitted with a toilet and wash hand basin, with a radiator and uPVC double-glazed window.

Living Room

A good-sized living room featuring a central stone fireplace, two radiators, two uPVC double-glazed windows and a uPVC double-glazed bay window enjoying views over the rear garden.

Kitchen Diner

A spacious kitchen diner fitted with a modern range of white high-gloss units complemented by square-edged worktops. There is a large ceramic sink with mixer tap and drainer, double fitted oven, pull-out storage racking, integrated washing machine, integrated slimline dishwasher and a five-ring gas hob with extractor over. To the rear is a uPVC double-glazed bay incorporating windows and French doors opening onto the garden. Further features include under-cabinet lighting, a breakfast bar area and ample space for a dining table. There are additional uPVC double-glazed windows to the side and front elevations.

Landing

A spacious landing with a large loft hatch and pull-down ladder providing access to the partially boarded loft. Doors lead to all four bedrooms and the family bathroom. There is also an airing cupboard housing the hot water tank with useful shelving.

Bedroom One

A double bedroom with a radiator, uPVC double-glazed window to the front elevation, fitted double wardrobe and a door leading through to the en-suite.

En-suite

The en-suite is currently out of use and requires re-fitting, offering an excellent opportunity for the new owner to create a stylish contemporary shower room. There is an attractive feature arched uPVC double-glazed window.

Bedroom Two

A double bedroom with laminate flooring, radiator, uPVC double-glazed window and fitted double wardrobe.

Bedroom Three

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

Bedroom Four

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

Bathroom

A fully tiled family bathroom fitted with a P-shaped bath with curved shower screen and mixer tap, pedestal wash hand basin and toilet. There is a uPVC double-glazed window



and ceiling spotlights.

Rear Garden

A generous north-west facing rear garden, predominantly laid to lawn with an area of decking providing space for outdoor seating and entertaining. The garden is enclosed by timber fencing, with pathways to both sides of the property and gated access leading to the front.

Front & Parking

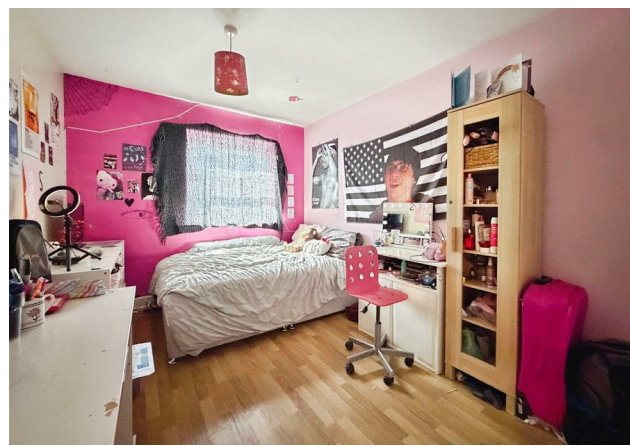
The property enjoys a particularly generous frontage with a large driveway providing off-road parking for approximately four to five vehicles. There is also a substantial lawned area with established planting and an attractive willow tree, giving the property a pleasant, leafy approach. An arched storm porch with external light provides access to the entrance hall.

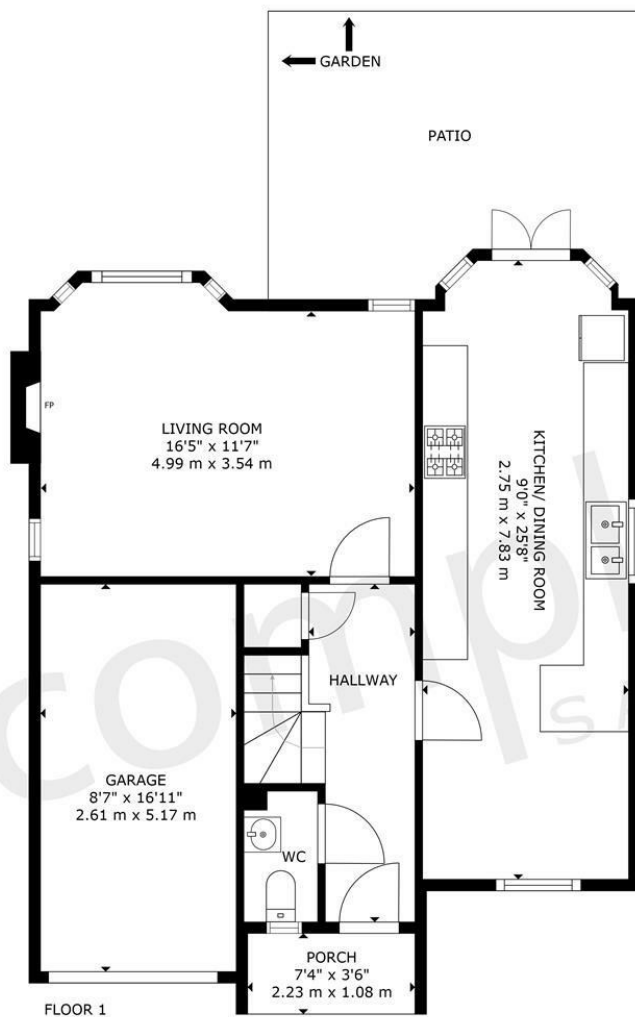
Garage

Integral garage with up-and-over door, power and lighting.

Location

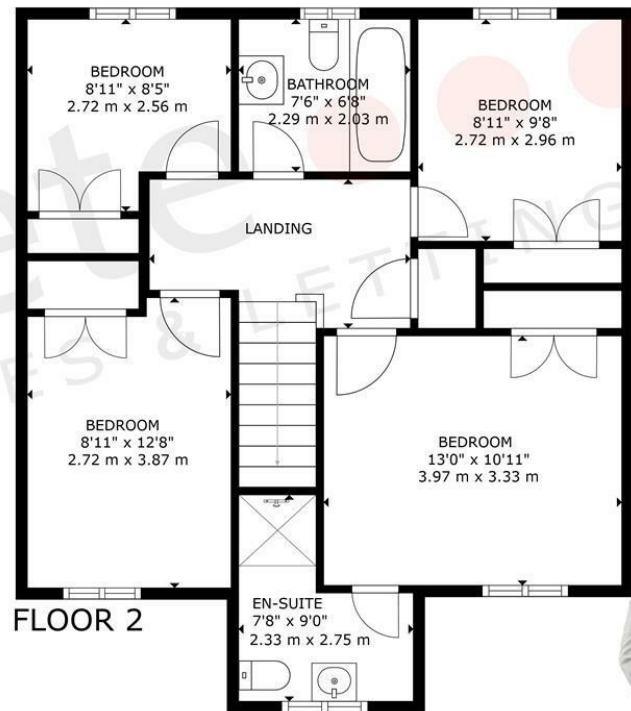
Hatton Park is a highly regarded and established residential development surrounded by beautiful Warwickshire countryside, offering an appealing balance of peaceful, leafy living and excellent accessibility. The development itself has attractive green open spaces and a convenient local shop, creating a welcoming community feel. For commuters, Warwick Parkway railway station is within easy reach and provides direct rail services to Birmingham and London Marylebone, while the M40 offers excellent road connections to Birmingham, Coventry, Stratford-upon-Avon and the wider motorway network. The historic county town of Warwick is also just a short drive away, offering an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities. One





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GROSS INTERNAL AREA
FLOOR 1: 567 sq. ft, 52 m², FLOOR 2: 684 sq. ft, 63 m²
TOTAL: 1,250 sq. ft, 116 m²
EXCLUDED AREAS: GARAGE: 145 sq. ft, 13 m², PORCH: 26 sq. ft, 2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



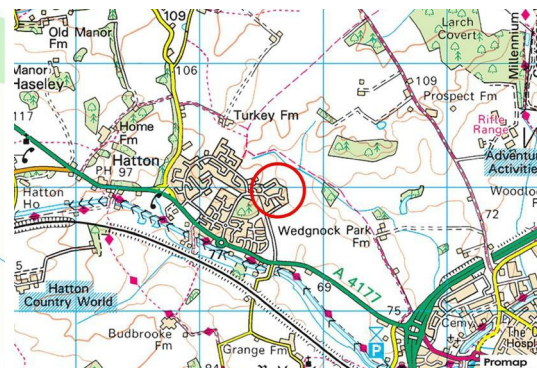
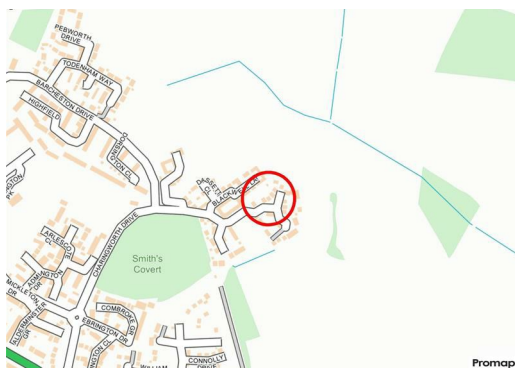
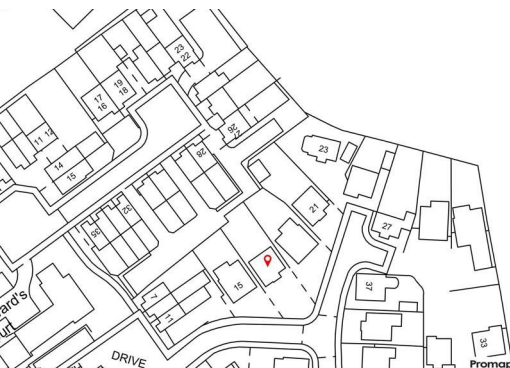
The Leamington Property Expert



of Hatton Park's greatest attractions is the countryside right on its doorstep. Beautiful walks can be enjoyed around the famous Hatton Locks and along the Grand Union Canal, with miles of surrounding footpaths and rural scenery to explore. The popular Hatton Arms provides an excellent destination for food and drinks overlooking the canal, while Hatton Country World and Hatton Shopping Village are also nearby. For families, the area is well positioned for a choice of highly regarded schools in Warwick and the surrounding area. It is this combination of countryside, community, excellent commuter links and easy access to Warwick that makes Hatton Park such a desirable place to call home.



- Detached Family Home
- Two Bathrooms
- Kitchen Diner
- In Need Of Some Updating
- Driveway & Front Garden
- Four Bedrooms
- Living Room
- Guest WC
- Integral Garage
- Good Size Garden & No Chain



CHARINGWORTH DRIVE, WARWICK

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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