

Connells

Mickleton Drive
Hatton Park WARWICK

# Mickleton Drive
# Hatton Park WARWICK CV35 7TA

for sale offers over
**£475,000**







## Property Description

A beautifully presented family home ideally located in Hatton Park, Warwick. This property comes with a generous rear garden and off road parking for two vehicles.

This lovely home welcomes you in through the entrance hall with signature Amtico flooring and a guest cloakroom. On the left is a study/snug with a large storage cupboard, giving plenty of space.

The spacious lounge leads through to the dining room, featuring sliding doors that open onto an extended patio area in the private rear garden. The modern kitchen benefits from built in appliances and plenty of worktop space for food preparation.

Upstairs, the primary bedroom impresses with its private en-suite shower room. A further two double bedrooms and a generously sized single bedroom offer flexible accommodation for family or guests. There is also a white suit family bathroom.

This property boasts a beautifully rear garden, perfect for capturing the sun. Primarily laid to lawn, the garden features an extended patio, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and outdoor shrubbery, offering a picturesque and peaceful setting.

## The Location

Hatton Park is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Warwick Parkway, together with Warwick itself and Leamington Spa. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on Hatton Park. The canal is a short walk which leads to a popular local cafe. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry.

Also providing, well established primary and secondary schools within close proximity to the property.

### Entrance Hall

Amtico flooring.

### Study

Window to front, Amtico flooring and large cupboard.

### Cloakroom

Wash hand basin, WC and Amtico flooring.

## Lounge

13' 8" x 16' 5" ( 4.17m x 5.00m )

Window to front, Amtico flooring, understairs storage and archway leading through to the dining room.

## Dining Area

8' 9" x 10' 4" ( 2.67m x 3.15m )

Sliding doors to rear garden and Amtico flooring.

## Kitchen

8' 7" x 10' 11" ( 2.62m x 3.33m )

Fitted with a range of wall and base units with work surface over, space for washer and dishwasher. Built in fridge freezer, cooker, hob and extractor fan. Amtico flooring, window and door to rear.

## Landing

Airing cupboard, loft hatch and carpeted flooring.

## Bedroom One

8' 9" x 14' 3" ( 2.67m x 4.34m )

Window to front, fitted wardrobes and Amtico flooring.

## En-Suite

Window to front, shower, wash hand basin, WC and Amtico flooring.

## Bedroom Two

8' 11" x 10' 4" ( 2.72m x 3.15m )

Window to rear, fitted wardrobes and Amtico flooring.

## Bedroom Three

8' 11" x 11' 2" ( 2.72m x 3.40m )

Window to rear, fitted wardrobes and Amtico flooring.

## Bedroom Four

6' 11" x 7' 11" ( 2.11m x 2.41m )

Window to front and Amtico flooring.

## Family Bathroom

Rain shower over bath, WC, wash hand basin, tiled splashback, Amtico flooring and window to side.

## Loft Space

Part boarded and built in loft ladder.

## Parking

Driveway and one parking space opposite the house.

## Rear Garden

A private and enclose rear garden mainly laid to lawn with an extended patio, shed and gravel feature for an additional seating area.

## Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







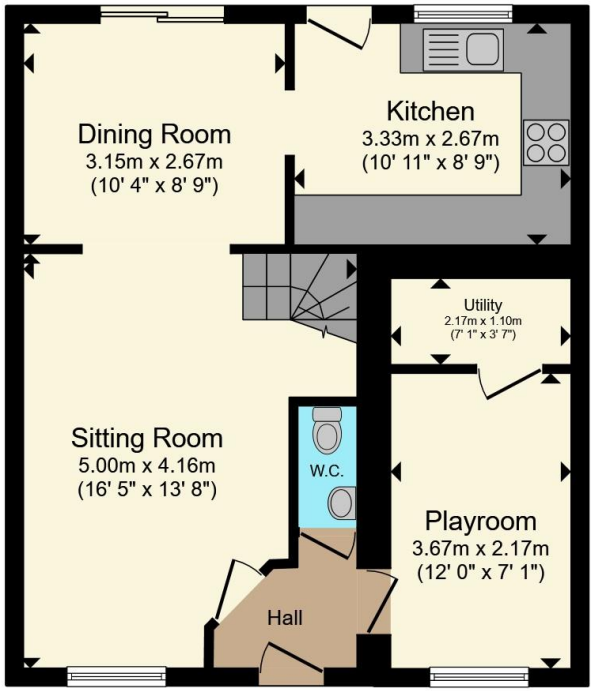




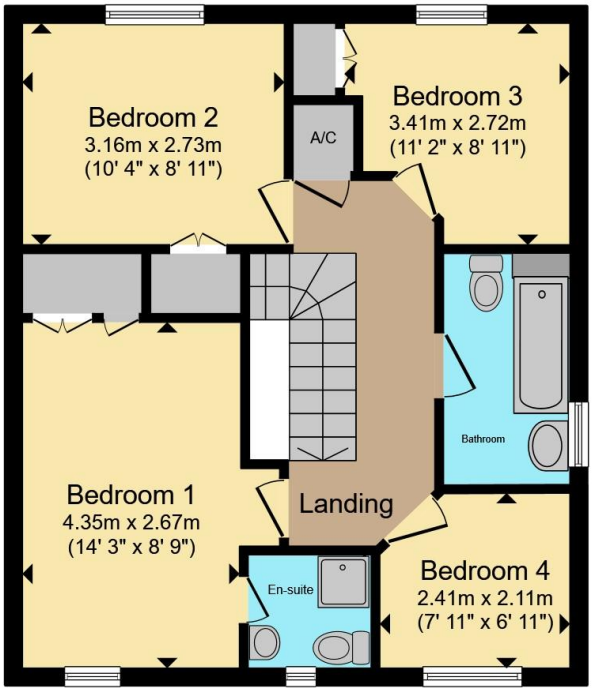



If I lay here, if I just lay here...
Would you lie with me
& just forget the World






Ground Floor




First Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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