



Stunning, detached, five bed home

**9 Todenham Way
Hatton Park
Warwick
CV35 7UE**



MARGETTS
ESTABLISHED 1806

Price Guide £950,000

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***** UNDER OFFER ***** A substantial, much improved and beautifully presented, detached, five double bedroom family residence enjoying three reception rooms together with impressive conservatory, large re-fitted dining kitchen, fitted study, large double garage, and three ensuite facilities. Beautifully landscaped rear garden with far reaching views. A personal viewing is highly recommended.

Recess porch with double glazed front door opens into the

LARGE RECEPTION HALL

with radiator and large double door cloaks cupboard.

CLOAKROOM

with low-level WC, wash hand basin with mixer tap and drawer, heated towel rail and part tiling on all walls.

LOUNGE

21'0" x 15'11"

with double glazed windows to the front, double panel radiators, beautiful fire setting with coal effect gas fire and double opening doors through to the

DINING ROOM

15'11" x 14'1"

with radiators and double glazed door with matching side windows opening through to the

IMPRESSIVE CONSERVATORY

13'9" x 13'1"

with two radiators, double glazed windows and doors to the rear garden.

STUNNING REFITTED DINING/KITCHEN

16'4" max reducing to 12'10" x 18'7" max

in the kitchen area there is beautiful work surfacing with matching up stands and incorporating a one and a quarter bowl sink unit with built-in drainer and mixer tap, AEG induction electric hob, range of base units beneath and eye level wall cupboards above, splash back areas, central island unit forming a breakfast bar with drawers beneath, integrated Bosch dishwasher, tall larder cupboard incorporating the integrated fridge and freezer, and further larder cupboard incorporating the AEG double electric oven and cooker hood.

In the breakfast area there are downlighters, radiator, and double glazed patio doors opening onto the rear garden and beautiful patio.

REFITTED UTILITY ROOM

10'9" x 9'0" max reducing to 6'8"

(measurements exclude door recess) with work surfaces matching the kitchen and incorporating a single drainer sink with mixer tap and drawers and base unit beneath. Recess suitable for a large fridge/ freezer together with plumbing for washing machine and space for tumble dryer, radiator and two doors open to shelved storage cupboards.

STUDY

11'1" x 8'3"

with a comprehensive range of fitted office furniture including bookcases and drawers together with eye level wall cupboards, radiator and double glazed window.

Staircase from the reception hall proceeds to the

FIRST FLOOR LANDING

with radiator, two shelved storage cupboard/linen cupboard with radiator and access to a part boarded loft space.

MASTER BEDROOM SUITE

LARGE WALK-IN DRESSING ROOM

with impressive range of wardrobes, with range of shelves and hanging rails, radiator and double glazed front window.



DOUBLE BEDROOM

14'11" x 19'8" max partly under eaves with access to roof space, 2 radiators and double glazed windows to both front and rear aspect of property with far reaching views from the rear double glazed window.

ENSUITE FOUR PIECE BATHROOM

has a white suite with panelled bath having mixer tap, double shower cubicle with rain shower and adjustable shower, wash hand basin with mixer tap set in vanity unit with cupboard beneath, shaver point, low-level WC, radiator, downlighters, full height tiled walls and obscured double glazed window.

BEDROOM TWO - FRONT

15'11" x 12'1" excl door recess with radiator and double glazed window and the measurements exclude three door fitted range of wardrobes.

ENSUITE ROOM

has a fully tiled shower cubicle with adjustable shower, low-level WC with concealed cistern, wash hand basin with vanity unit, shaver point, full height tiling, heated towel rail and obscured double glazed window.





BEDROOM THREE - REAR

12'7" max reducing to 11'5" x 12'5"

(the measurements include a three door range of fitted wardrobes) with radiator and double glazed window with outstanding views to the rear.

ENSUITE

has a fully tiled shower cubicle with adjustable shower, wash hand basin set in vanity unit with cupboard beneath, shaver point, low-level WC with concealed cistern, full height tiling on all walls, and obscured double glazed window.

BEDROOM FOUR - REAR

13'11" x 11'5"

with radiator and double glazed window again affording far reaching views. The measurements exclude a four door, fitted range of wardrobes.

BEDROOM FIVE - FRONT

15'0" max x 10'11" max reducing to 9'3"

(the measurements are partly under the eaves) two double glazed windows to the front, two radiators, and fitted double door wardrobe.

FOUR PIECE FAMILY BATHROOM

has a white suite with panel bath having mixer tap, large walk-in double shower cubicle with rain shower over and handheld attachment together with wash hand basin set in vanity unit with cupboards beneath and mixer tap, shaver point, low-level WC with concealed cistern, full height tiling on all walls, heated towel rail, and obscured double glazed window.

OUTSIDE

FRONT GARDEN AND PARKING

Behind the hedge there is a lawned fore garden and driveway providing parking and giving access to the front of the property.

LARGE INTEGRAL DOUBLE GARAGE

22'3" x 17'8"

with electric garage doors, lighting, power, and housing the Worcester gas fired central heating boiler.

DELIGHTFUL REAR GARDEN

has been landscaped for ease of maintenance in mind and benefits from power and lighting, the large patio areas and borders are stocked with shrubs. There are two large straight lawned areas together with an impressive covered barbecue/dining area with heating and lighting and a further timber garden shed.

GENERAL INFORMATION

The property is freehold and all main services are connected.

The property has a Nest controlled heating system.





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Total area: approx. 321.6 sq. metres (3461.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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