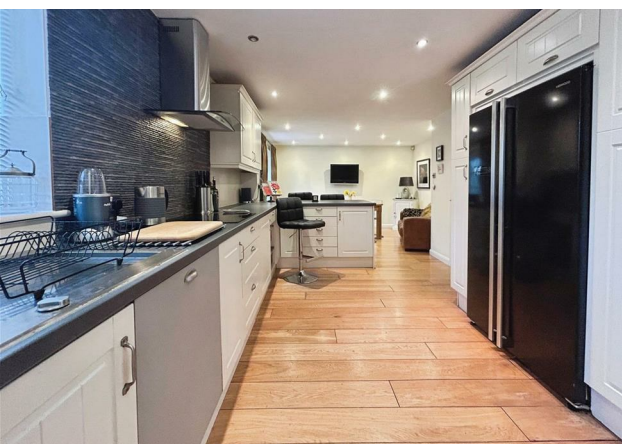




ROWBOROUGH CLOSE, HATTON PARK

complete ●●●
SALES & LETTINGS





This stunning detached family home is tucked away within a quiet private road on the highly desirable Hatton Park development, ideally positioned for easy access to Warwick and excellent transport links including the A46, M40, and Warwick Parkway railway station. The property offers spacious, well-proportioned accommodation finished to an excellent standard throughout. A welcoming entrance hall leads to a range of reception spaces including a generous lounge, formal dining room, and an open-plan dining kitchen with adjoining utility room. A large conservatory enjoys views over the beautifully maintained rear garden. To the first floor are four well-sized bedrooms, including two with en-suite shower rooms, along with a family bathroom. Externally, the property benefits from a driveway and garage to the front, and to the rear a private, good-sized garden — ideal for relaxing or entertaining.

Entrance Hall

A welcoming and generously proportioned entrance hall featuring solid wood flooring, a central heating radiator, and contemporary spotlights. Doors lead to the lounge, dining room, and spacious kitchen/diner, along with a convenient guest WC and useful storage cupboard. Stairs rise elegantly to the first floor.

Living Room

A spacious, fully carpeted lounge featuring double-glazed windows to the front aspect, a ceiling light point, and a gas fire with a contemporary surround creating a cosy focal point. A central heating radiator ensures comfort, while double doors open through to the kitchen/diner, providing an ideal flow for both everyday living and entertaining.

Dining Room

A generously sized formal dining room, fully carpeted and featuring a ceiling light point, central heating radiator, and a double-glazed window to the front aspect. An ideal setting for family gatherings and elegant entertaining.

Guest Cloakroom

A well-appointed guest WC featuring tiled flooring, ceiling spotlights, a large ceramic hand basin with mixer tap and useful storage cupboards beneath, a low-level flush WC, and a central heating radiator.

Kitchen/Diner

A beautifully designed bespoke fitted kitchen featuring an extensive range of base and high-level cupboards and drawers, complemented by integrated Neff appliances including an induction hob with stainless steel extractor, double oven with grill, and microwave above. A stainless steel sink and drainer with mixer tap sits beneath a contemporary tiled splashback, alongside an integrated dishwasher. Ceiling spotlights enhance the modern finish, while doors lead to the utility room, conservatory, and lounge. There is ample space for a six-seater dining table, and a central heating radiator ensures year-round comfort.

Utility

With solid wood flooring and ceiling spotlights, this space features a tiled splashback, stainless steel sink and drainer, and space for a washing machine and dryer. There are both base and wall-mounted storage cupboards, a central heating radiator, and an obscured glass and solid wood door providing access to the side aspect.

Conservatory

A large conservatory, fully carpeted and enjoying two central heating radiators, double-glazed windows, and French doors opening onto the patio and rear garden. Finished with a ceiling light point, this is a beautiful and relaxing space to enjoy year-round.

Stairs & Landing

Fully carpeted stairs lead to a spacious landing featuring ceiling spotlights, loft access, and a large storage/airing cupboard. Doors provide access to four bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom, fully carpeted and featuring an extensive range of fitted wardrobes, a central heating radiator, ceiling light point, and a double-glazed window to the front elevation. A door leads through to the en-suite.

En Suite

Stylish ensuite featuring solid wood flooring and contemporary tiling, complemented by ceiling spotlights. The suite includes a shower enclosure, low-level flush WC, heated towel radiator, and a ceramic wash basin with mixer tap set within a sleek vanity unit.

Bedroom Two

Spacious double bedroom with fitted wardrobes and full carpeting, featuring a central heating radiator, ceiling light point, and a double-glazed window overlooking the rear elevation. Door leading to the ensuite.



En Suite

Modern ensuite, partly tiled and fitted with a shower enclosure and ceiling spotlights. Features include a stainless steel heated towel radiator, low-level flush WC, and a large ceramic wash basin with mixer tap set above a vanity unit.

Bedroom Three

Spacious double bedroom featuring fitted wardrobes, full carpeting, a central heating radiator, ceiling light point, and a double-glazed window overlooking the rear elevation.

Bedroom Four

Currently utilised as a home office, this versatile room could also serve as a comfortable guest double bedroom. Fully carpeted and featuring a ceiling light point, central heating radiator, and a double-glazed window to the front elevation.

Family Bathroom

Family bathroom featuring solid wood flooring and partial wall tiling, comprising a low-level flush WC, ceramic hand basin with mixer tap set within a vanity unit, and a contemporary bath with mixer tap. Additional benefits include an extractor fan, obscured glass window, ceiling spotlights, and a stainless steel heated towel radiator.

Garden

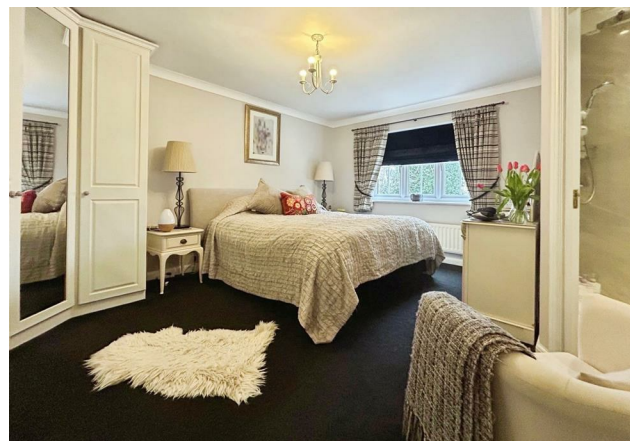
Spacious and mature rear garden, mainly laid to lawn with a patio seating area, enclosed by timber fencing. Established shrubs and trees provide a high degree of privacy, with gated side access leading to the front of the property.

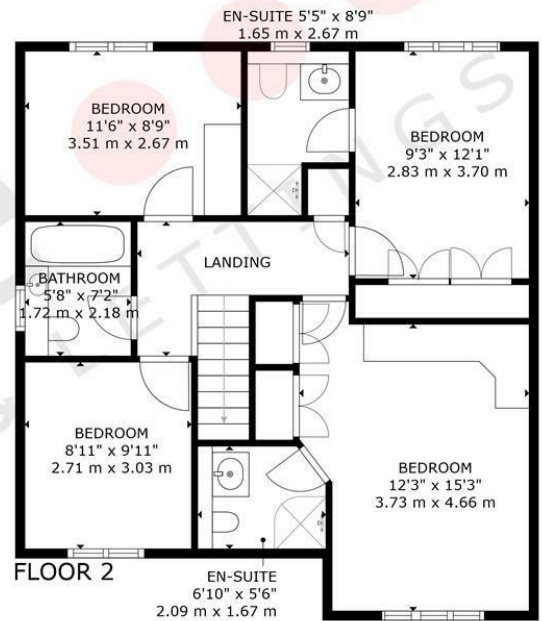
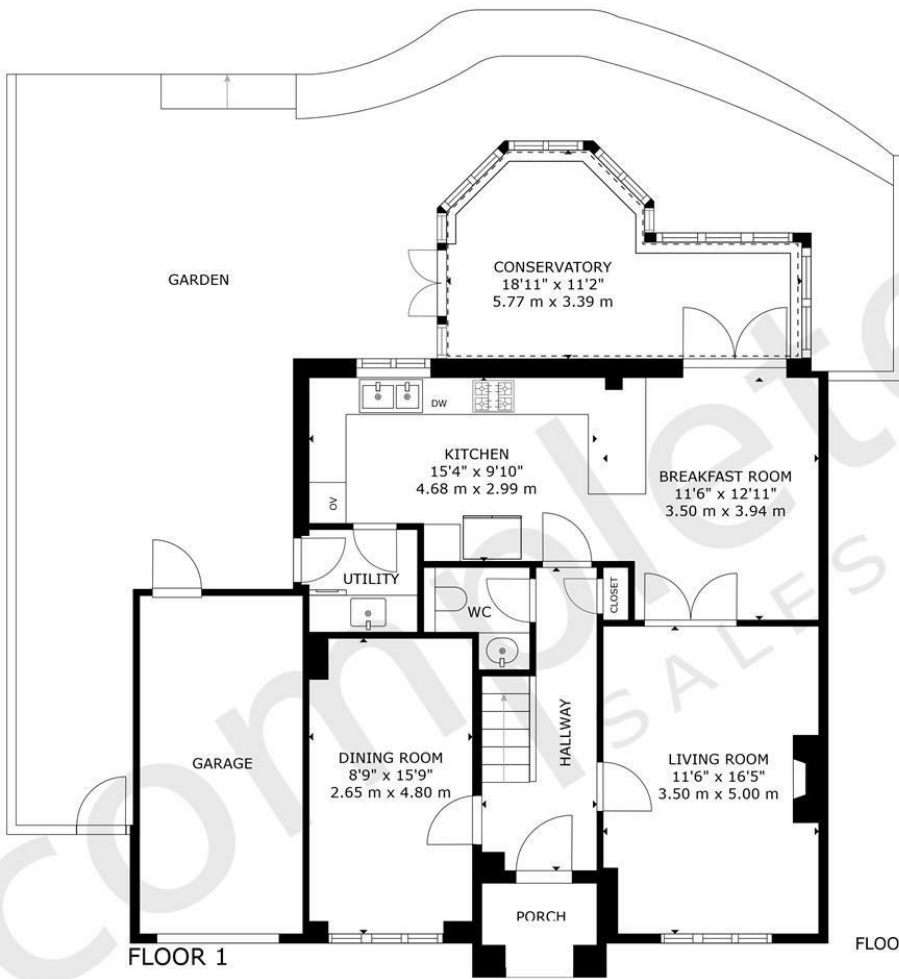
Front & Parking

The property enjoys a private frontage that is not overlooked, with off-road parking for two vehicles and the added benefit of a single garage.

Location

Hatton Park is conveniently located for access to the major road networks nearby. It is a varied mix of family residential and professionals alike with Warwick, Leamington Spa,





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GROSS INTERNAL AREA
 FLOOR 1: 1,011 sq. ft, 93 m², FLOOR 2: 748 sq. ft, 69 m²
TOTAL: 1,759 sq. ft, 162 m²
 EXCLUDED AREAS: PORCH: 28 sq. ft, 2 m²,
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



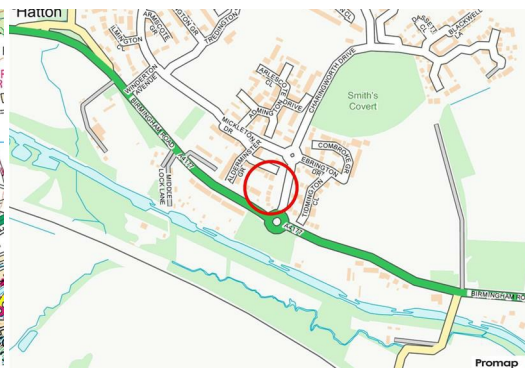
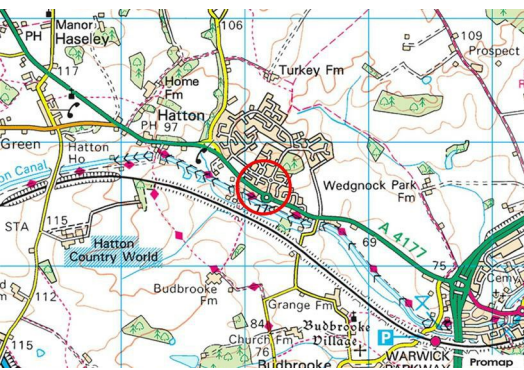
Stratford Upon Avon and Coventry all within easy driving distances. Warwick is only minutes drive in one direction and the rural countryside in the other offering a fabulous base. There is a village shop on offer within the development. Access to Warwick train station and also Warwick Parkway offering travel options by train to Birmingham and London alike.





- Detached Family Home
- Four Bedrooms
- Kitchen Diner
- Guest Cloakroom
- Utility

- Sizeable Plot
- Two En-Suites
- Conservatory
- Formal Dining Room
- Garage



ROWBOROUGH CLOSE, 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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