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24, Admington Drive, Hatton Park, Warwick

Guide Price £425,000







This attractive property offers spacious and versatile accommodation comprising an entrance hall, cloakroom/WC, generous open-plan living and dining room, excellent conservatory, and a modern fitted kitchen. On the first floor, there are four bedrooms, including a spacious principal bedroom with an en-suite shower room, as well as a family bathroom.

Further benefits include replacement double glazing, gas central heating, a double-width driveway, a garage, and a good-sized, established rear garden. Energy rating C.

## Location

Hatton Park is a sought-after residential development situated 3 miles from Warwick, offering a rural lifestyle while being close to Leamington Spa, Stratford-upon-Avon, and Solihull. It is ideal for commuting with easy access to the A46 and the motorway network and is just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

## Approach

Through the double-glazed entrance door into:

## Entrance Hall

Wood effect floor with inset mat, radiator and doors to the Living Room and:

## Cloakroom

White suite comprising WC, pedestal hand wash basin, tiling to half height, wood effect floor, extractor fan and radiator

## Living Room

17'7" x 10'3" (5.37m x 3.13m)
Wood-effect floor, attractive natural stone-surround fireplace with inset coal-effect gas fire, radiator,







under-stairs storage cupboard, stairs to first floor and double-glazed window to the front aspect. Opening to:

### Dining Area
10'7" x 8'11" (3.23m x 2.72m)
Matching floor, radiator, door to the kitchen and double-glazed patio doors lead through to the:

### Conservatory
13'7" x 8'0" (4.16m x 2.44m)
Wood-effect floor, downlights, double-glazed glass roof, double-glazed window to the rear aspect, and double-glazed double-opening doors provide access to the rear garden.

### Fitted Kitchen
11'0" x 8'9" (3.37m x 2.68m)
Modern range of matching gloss base and eye-level units with quartz worktops and tiled splashbacks. Inset stainless steel sink with mixer tap, four-ring hob with extractor over, electric oven, separate grill, integrated microwave, fridge-freezer and dishwasher. Pull-out pantry cupboard, tiled floor, radiator, downlighters and double-glazed window to rear aspect.

### First Floor
Radiator with decorative cover, access to the roof-space, built-in cupboard housing the Baxi gas-fired boiler and doors to:

### Bedroom One
15'7" x 8'10" (4.75m x 2.70m)
Built-in full height wardrobe expanding across one wall, providing ample hanging rail and storage space, two double-glazed windows to the front aspect, both with radiators below. Door to:







### En-suite Shower
White suite comprising WC, countertop wash basin with white high-gloss storage cupboards below, corner tiled shower enclosure with chrome shower system and curved glass double-opening shower door, tiled floor and walls, chrome heated towel rail, downlighters and a double-glazed window to the front aspect.

### Bedroom Two (Rear)
10'6" x 8'11" (3.22m x 2.73m)
Wood effect floor, radiator, double-glazed window to the rear aspect

### Bedroom Three (Rear)
9'0" x 8'6" (2.75m x 2.61m)
Double door full height wardrobe, radiator and a double-glazed window to the rear aspect

### Bedroom Four
7'9" x 7'0" (2.37m x 2.14m)
Radiator and a double-glazed window to the front aspect

### Main Bathroom
White suite comprising a bath with mixer tap and shower system over, and a glazed shower screen; a wash basin with white gloss-fronted storage cupboards below; fully tiled walls and floor; chrome heated towel rail and a double-glazed window.

### Frontage & Parking
The property is approached via a generous block-paved driveway providing ample off-road parking for multiple vehicles and leading directly to the integral garage. A neatly maintained front lawn, bordered by established planting and a mature tree. A gated side access provides a convenient route through to the rear garden.








## Rear Garden

A delightful, family-friendly rear garden offering an excellent balance of lawn, entertaining space and mature planting. The generous lawn is framed by well-stocked borders and established trees, while the raised decked terrace provides the perfect setting for outdoor dining and summer gatherings. The gardens are fully enclosed.

## Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

## Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

## Council Tax

Council Tax: Band E (Warwick District Council)

## Postcode

CV35 7TZ



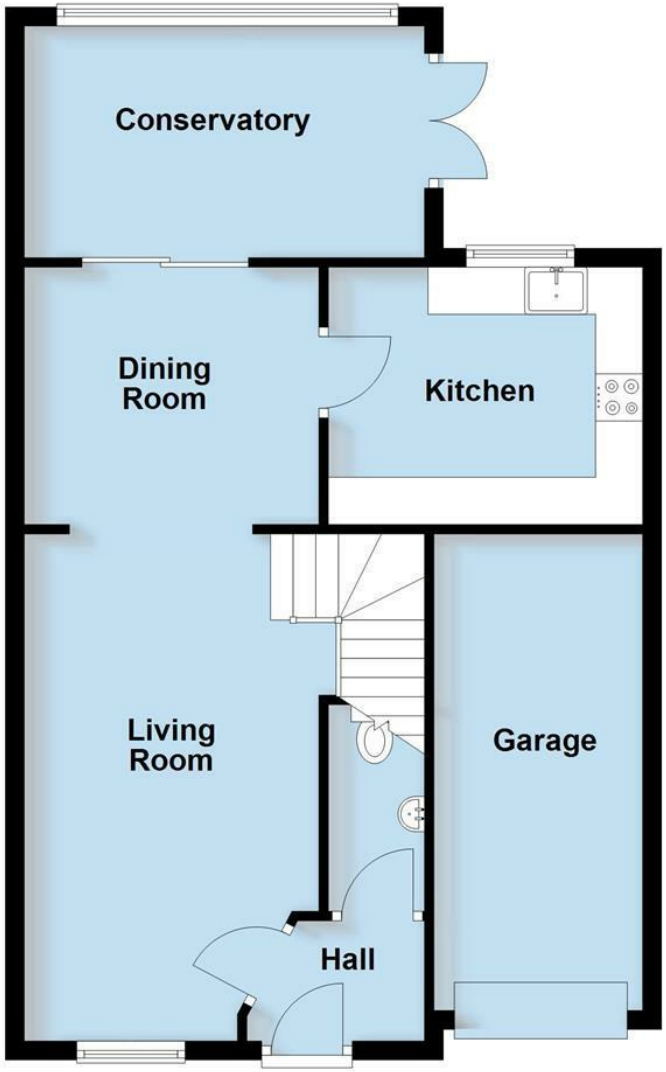






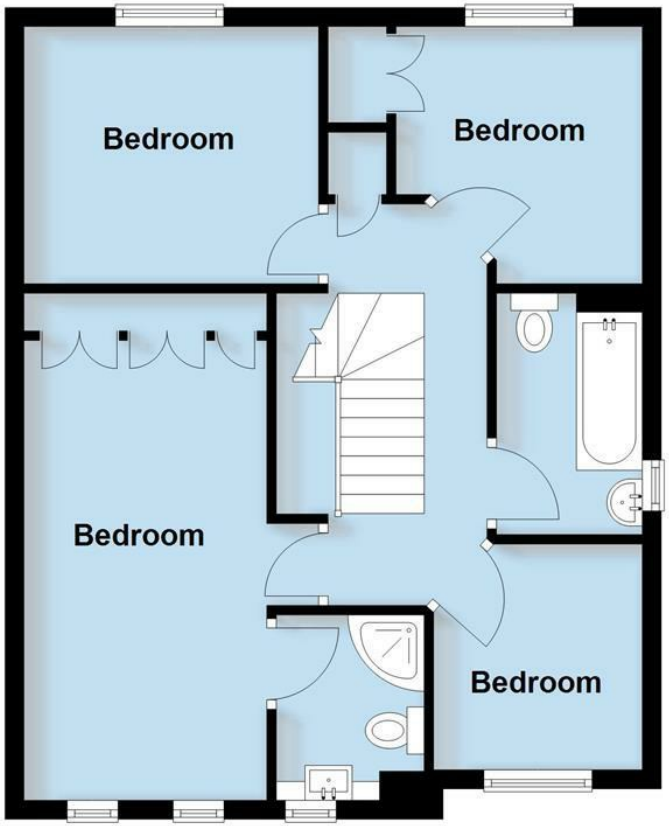
## Ground Floor

Approx. 64.3 sq. metres (692.4 sq. feet)




## First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)




Total area: approx. 117.5 sq. metres (1264.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

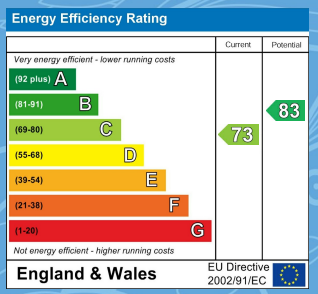
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Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •


Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN



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