





Just a stones throw from Hatton Locks on the Grand Union Canal this impressive detached house is arranged over four levels and in summary comprises: Four bedrooms, three en-suites, principle bathroom, three reception rooms, office and a fabulous family breakfast kitchen leading to a rear terrace, rear garden and detached double garage. No upward chain. Energy rating C 76.

This executive style four bedroom family home has three generous reception rooms, plus office and a fabulous below ground family breakfast/dining kitchen with access to a sunken terrace and rear garden. There is a gated driveway with good off road parking and access to the detached double garage.

The property is very well located for access to the rail and motorway network and is a short distance from Warwick Parkway station, The centres of Warwick, Solihull, Stratford upon Avon and Leamington Spa are readily accessible. Birmingham with its International Airport and the National Exhibition Centre. Coventry and the West Midlands centres of employment are also readily accessible. There is an excellent range of state, grammar and private schools in the area including Warwick Prep and Public School and Kings High Girls School. The property which is arranged over four floors is more particularly described as follows:-

Approach

Front the driveway steps rise to the entrance door into:

Reception Hall

Cornice to ceiling, stairs rising to First Floor and Lower Ground Accommodation, radiator. Doors to:

Cloakroom

Comprising Villeroy & Bosch WC and wash hand basin with complementary tiled splashbacks, tiled floor, extractor fan, radiator and a double glazed window to front aspect.

Living Room

5.01m x 4.37m (16'5" x 14'4") Cornice to ceiling, wiring for wall lights, two radiators, double glazed window to both the front and rear aspects with deep display sill and two sets of double glazed French doors provide access to the gardens.





Dining Room

3.88m x 3.09m (12'9" x 10'2") Cornice to ceiling, wiring for wall lights, radiator and a double glazed window to rear aspect.

Office

3.60m x 2.78m (11'10" x 9'1") Cornice to ceiling, radiator, double glazed window to front aspect with deep display sill and double glazed French doors provide access to the outside..

Lower Ground Floor

Hallway

Two downlighters, radiator, under stairs storage cupboard. Doors to:

Family Room

4.97m x 4.33m (16'4" x 14'2") Two radiators, downlighters, double glazed window and French doors provide access to the terrace gardens.

Dining/Breakfast/Kitchen

6.76m x 3.86m (22'2" x 12'8") Attractive range of oak fronted base and eye level units, riven granite worktops and upturns with inset sink unit with mixer tap. Five ring gas hob with canopy extractor unit over, Bosch oven with storage cupboard above and below. Integrated microwave, dishwasher and fridge/freezer. Pull out larder unit, large island unit with matching worktop extending to form a breakfast bar. Tiled floor, downlighters, two radiators, Bose speakers, window to lightwell

to front elevation and double glazed French doors provide access to the sunken terrace.

Utility Room

Riven granite worktops and upturns with inset stainless steel sink unit, integrated washing machine and tumble dryer, tiled floor and an eye level storage cupboard.

First Floor Landing

Cornice to ceiling, radiator, double glazed arched window to rear aspect. Stairs to Second Floor.

Bedroom One





4.38m x 3.22m (14'4" x 10'7") Radiator, downlighters, Bose ceiling speakers and double glazed window to front aspect, opening to:

Dressing Area

2.08m x 1.71m (6'10" x 5'7") Downlighters and a double glazed window to rear aspect.

En-Suite

Tiled shower enclosure with shower system and glazed shower screen, Villeroy & Bosch WC, wash hand basin, fully complementary tiled walls, tiled floor, shaver point, extractor fan and a chrome heated towel rail

Bedroom Two

3.00m x 2.87m (9'10" x 9'5") Radiator, double glazed window to rear aspect, built in wardrobe with hanging rail space. Door to:

En-Suite

Tiled shower enclosure Villeroy & Bosch WC, wash hand basin, fully tiled walls, tiled floor, extractor fan, downlighters and a double glazed window to rear aspect.

Bedroom Three

3.24m x 2.86m (10'8" x 9'5") Under stairs storage cupboard, wiring for wall lights, double glazed window to front aspect. Door to:

Principle Bathroom

Bath with folding curved shower screen over, wall mounted shower and control, Villeroy and Boch semi pedestal wash hand basin with wall hung concealed low level W.C., to side, complementary tiling, downlighters, chrome radiator towel rail, extractor fan and a double glazed window to front elevation.

From First Floor Landing

Further staircase rising to:

Attic Bedroom Four

6.85m x 3.01m (22'6" x 9'11") Angled ceiling incorporating three Velux double glazed rooflights, two radiators. Door to:



En-Suite

White suite comprising Villeroy & Bosch WC, wash hand basin, tiled shower enclosure, complementary tiled splashbacks. Tiled floor, shaver point, chromed heated towel rail, angled ceiling downlighter and extractor fan.

Outside

To the front of the property is a shaped gravel driveway, with brick edging. The remainder of the garden is principally laid to lawn and surrounded by timber fencing and hedging. There is a detached double garage with two up and over doors. Pathway extending to the rear of the property.

Double Garage

5.40m x 5.32m (17'9" x 17'5") Twin remote up and over doors, power and light, opening to:

Side Store

2.49m x 2.05m (8'2" x 6'9") With separate service door from the driveway.

At the rear

The rear garden is principally laid to lawn, and again surrounded by timber fencing and hedging. There is a two tiered terrace area immediately to the rear of the property, with steps leading up to the main lawn. On the lower ground floor is a large paved terrace proving an ideal family space with French doors giving access to both family room and kitchen.

Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

Services

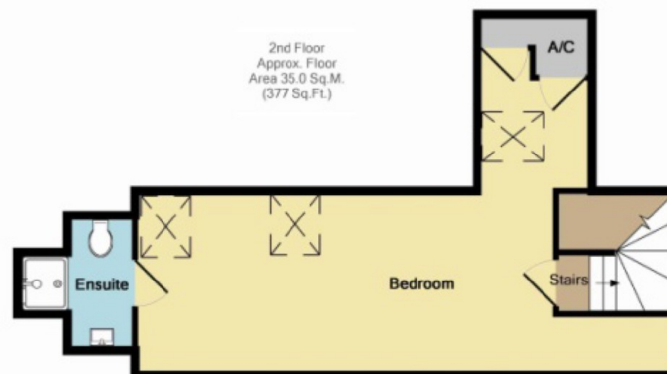
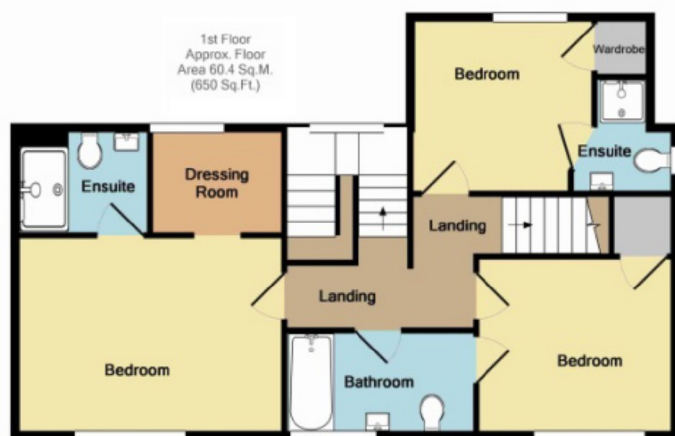
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own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

Your Property - Our Business

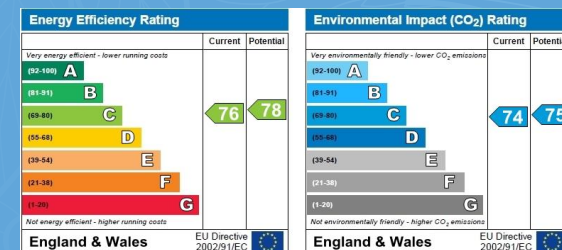
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1 Hatton Flight, Birmingham Road, Hatton
Total Approx. Floor Area 219.4 Sq.M. (2361 Sq.Ft.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN