



17 Pebworth Drive, Hatton Park, Warwick, CV35 7UD

Guide price
£695,000



This impressive detached family home is set in a favoured position on this popular residential development: Reception Hall, cloakroom, living room, study, stunning open-plan breakfast kitchen/dining/family room, utility, master bedroom with dressing area and en- suite, guest bedroom with en-suite, two further double bedrooms, family bathroom, generous secluded established gardens, double width driveway and a detached double garage. EPC C 69

Hatton Park is a sought after residential development located 3 miles from Warwick and offering a rural

lifestyle whilst 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 just 2 miles from Warwick Parkway. Local amenities include a shop, village hall and recreational facilities.

Approach

Through a double glazed entrance door into:

Reception Hall

Coving to ceiling, staircase rising to First Floor, under stairs cloaks/storage cupboard, additional storage

cupboard and doors radiate off to:

Cloakroom

Suite comprising WC, pedestal wash hand basin, tiling to half height, radiator and a double glazed window.

Study

3.27m 2.39m (10'9" 7'10") Coving to ceiling, radiator and a double glazed window.

Living Room

5.63m x 4.43m (18'6" x 14'6") The main focal point of the room is the natural stone surround fireplace, two





radiators, coving to ceiling, double glazed window to front aspect and double glazed French doors provide access to the gardens.

Open Plan Kitchen/Dining/Living Room

8.84m x 7.00m (29'0" x 23'0") Having an extensive range of high gloss base and eye level units in black, granite sparkle worktops and upturns, inset Franke double bowl sink unit with mixer tap and waste disposal. Rangemaster Excel duel fuel cooker with extractor unit over, integrated dishwasher and

microwave. Housing for an American style fridge/freezer with adjacent wine chiller and wine store over. Breakfast island again with matching worktops and a further inset sink with mixer tap with additional storage cupboards beneath. Downlighters, tiled floor with underfloor heating, part angled ceiling incorporating three remote control Velux double glazed rooflights. Concealed Baxi gas fired boiler. Full height window overlooking the gardens and double glazed bi-fold doors provide seamless access to the gardens.

Utility

2.20m x 1.71m (7'3" x 5'7") Worktop with inset single drainer sink unit with mixer tap and rise bowl, base and eye level units in black high gloss. Space and plumbing for washing machine and tumble dryer, radiator, double glazed window to rear aspect, double glazed casement door to rear aspect and garden.

First Floor Landing

Built-in linen Cupboard, additional Storage Cupboard housing the hot water cylinder. Access to roof space. Doors to:

Master Bedroom



Walk Through Dressing Area

With twin double door wardrobes, radiator. Door to en-suite and opening to:

Bedroom Area

3.82m x 3.20m (12'6" x 10'6") Again having twin built-in double door wardrobes and full height sliding door wardrobes across one wall, two radiators and two double glazed windows to rear aspect.

En-Suite

3.05m x 2.34m (10'0" x 7'8") White suite with chrome fittings comprising bath, WC, vanity wash hand basin with storage beneath, wall hung white high gloss storage cupboard. Wide shower enclosure with Grohe shower system, shaver point, downlighters and a double glazed window.

Bedroom Two

3.56m x 3.18m (11'8" x 10'5") Built-in twin double door wardrobes, dressing area with kneehole space and drawers to either side, radiator and a double glazed window to rear aspect. Door to:

En-Suite

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure, radiator, shaver point and a double glazed window to front aspect.

Bedroom Three

4.24m x 2.57m (13'11" x 8'5") Built-in full height mirror fronted sliding door wardrobes, radiator and two double glazed windows to the rear aspect.

Bedroom Four





Built-in full height mirror fronted sliding door wardrobes, radiator and two double glazed windows to the front aspect.

Family Bathroom

White suite comprising bath with mixer tap and shower attachment, WC, pedestal wash hand basin, fully tiled walls, radiator and a double glazed window to front aspect.

Outside

Located in a pleasant position, within a secluded private driveway, having a double width driveway

providing access to the:

Double Garage

5.53m x 5.12m (18'2" x 16'10") Twin remote up and over doors, power and light and a service door to the rear garden.

Generous Rear Garden

Which is a particular feature of the property having a selection of paved seating areas, generous sized lawned gardens with stocked borders, external lighting and a gated side access.

Tenure

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

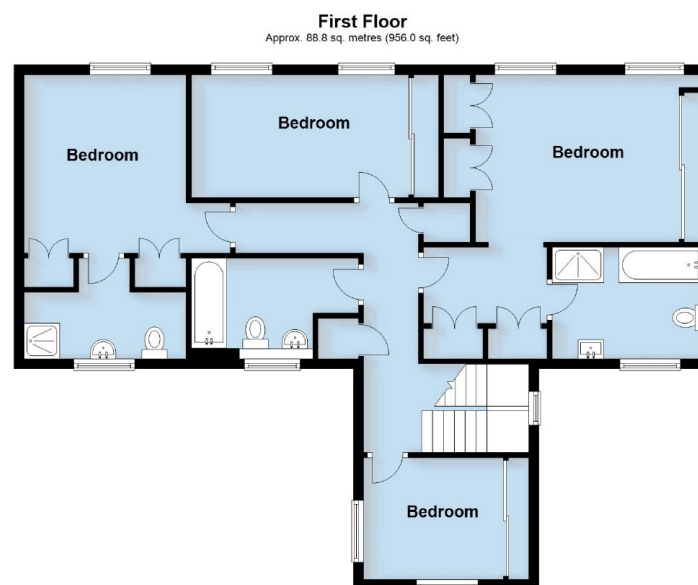
Services

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 satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

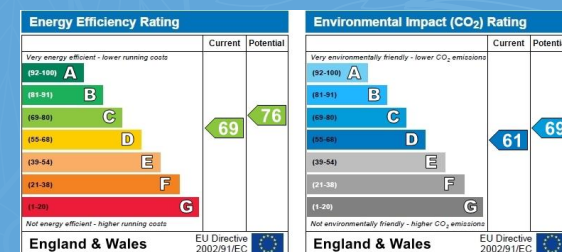
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Total area: approx. 206.5 sq. metres (2222.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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