



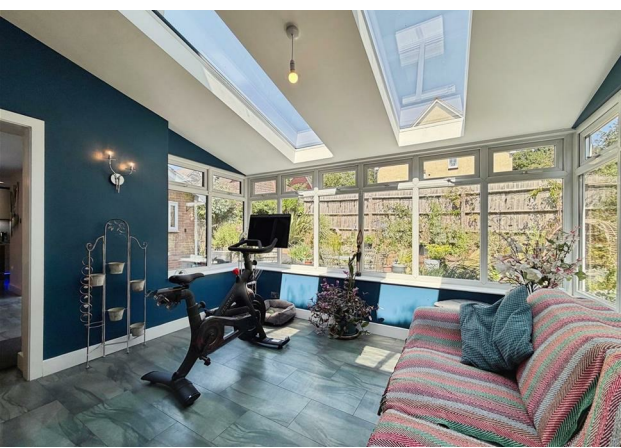
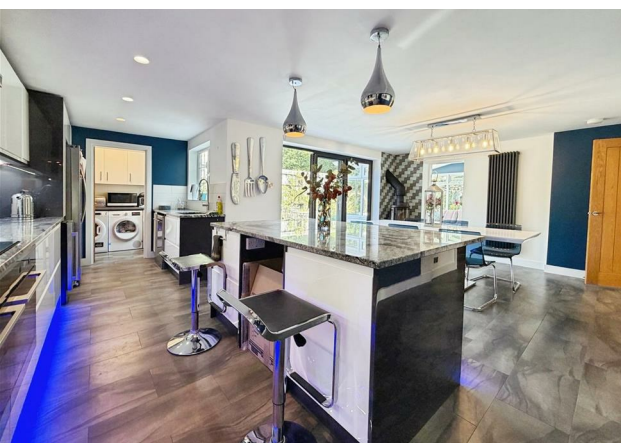
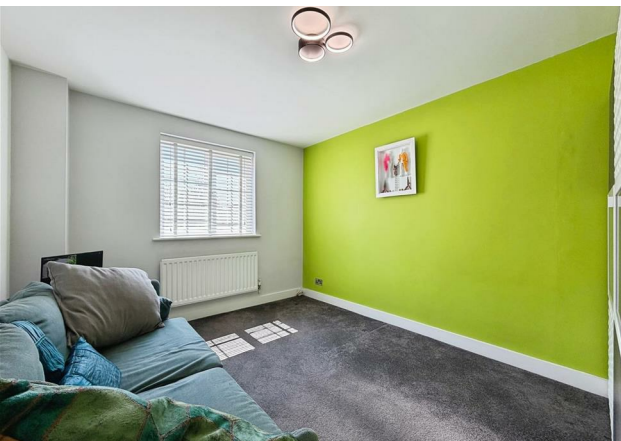
ADMINGTON DRIVE, HATTON PARK

complete ● ● ●  
SALES & LETTINGS









A wonderfully upgraded executive three-storey detached family home, situated in the highly desirable Hatton Park development, close to Warwick Parkway Railway Station. Built by Bovis Homes in 2001, this beautifully presented property has been thoughtfully extended and significantly upgraded throughout to create an exceptional family home. The accommodation comprises an entrance hall, guest WC, living room with a contemporary wood-burning stove, sitting room, garden room, an impressive family kitchen diner featuring a granite centre island and contemporary wood-burning stove, together with a utility room. The first floor offers three generous bedrooms and three bathrooms, while the second floor is dedicated to a magnificent principal suite, comprising an exceptionally large bedroom, dressing room and luxurious contemporary en-suite bathroom.

Outside, the property enjoys a beautifully landscaped, low-maintenance rear garden complete with a hot tub, driveway parking and a part garage with an electric roller door. The home is ideally located close to open countryside with wonderful walks, Hatton Locks and the popular Hatton Arms gastro pub. Offered for sale with no onward chain.

#### Property Description

##### Entrance Hall

A composite entrance door with glazed side windows and a feature circular window above opens into the welcoming hallway. There is luxury Amtico vinyl tiled flooring, a carpeted staircase rising to the first floor with timber handrail and contemporary stainless steel balustrades. Additional features include a tall radiator, consumer unit, under-stairs storage cupboard and doors leading to the guest WC, living room, sitting room and family kitchen diner.

##### Guest WC

Featuring vibrant half-tiled walls, a floating concealed cistern WC with chrome flush plate and a Roca floating wash hand basin with mixer tap. There is a chrome heated towel radiator and a continuation of the luxury vinyl tiled flooring.

##### Living Room

A spacious reception room with a continuation of the luxury vinyl tiled flooring, a uPVC double glazed window to the front elevation and contemporary column radiator. A tiled chimney breast houses a stylish wood-burning stove set on a substantial slate hearth. There is a square opening leading through to the garden room.

##### Garden Room

With a continuation of the luxury vinyl tiled flooring, this wonderful additional reception space features a brick-built base with uPVC double glazed windows and an insulated roof incorporating two large roof windows. There is wall lighting, underfloor heating and an open doorway leading into the family kitchen diner.

##### Sitting Room

A versatile reception room with a continuation of the luxury vinyl tiled flooring, radiator, coving and a uPVC double glazed window overlooking the front elevation.

##### Family Kitchen Diner

A superb open-plan entertaining space with luxury vinyl tiled flooring, a tall contemporary column radiator and a feature tiled chimney breast with a modern wood-burning stove set upon a slate hearth. The contemporary white gloss kitchen is complemented by granite worktops and a substantial centre island incorporating power sockets, extensive storage and a breakfast bar seating area for three to four stools. Integrated appliances include two Miele ovens and a large induction hob with extractor canopy above. Additional features include under-cabinet lighting, tiled splashbacks, a pull-out larder cupboard, space for a wine fridge, integrated dishwasher, housing for an American-style fridge freezer and a one-and-a-half bowl stainless steel sink with engraved drainer and flexible mixer tap. An oak door leads through to the utility room.

##### Utility

With a continuation of the luxury vinyl tiled flooring, fitted worktops and cupboards, one housing the Vaillant gas-fired boiler. There is space and plumbing for a washing machine, space for a tumble dryer and an additional under-counter appliance. Further benefits include LED strip lighting, extractor fan and a uPVC double glazed door with side window providing access to the rear garden.

##### First Floor Landing

A carpeted landing with staircase rising to the second floor. Doors lead to three bedrooms and the family bathroom.

##### Bedroom Two

A generous double bedroom with a uPVC double glazed window, radiator and fitted wardrobes to one wall. Door leading to the en-suite.

##### En-Suite

Comprising a large quadrant shower enclosure with sliding glass doors and mains-fed shower, vanity unit with inset wash hand basin and mixer tap, concealed cistern WC, chrome heated towel radiator, tiled flooring, tiled splashback areas, extractor fan, recessed spotlights and a uPVC double glazed window.

##### Bedroom Three

A spacious double bedroom with uPVC double glazed window, radiator and door leading to the en-suite.

##### En-Suite

A beautifully re-fitted en-suite featuring full-height tiling, modern vanity unit with inset wash hand basin and mixer tap, concealed cistern WC, black heated towel radiator, LED illuminated mirror with shaver point, shower enclosure with bi-fold glass door and mains rainfall shower with handheld attachment. Finished with contemporary grey tiling with chrome trims, extractor fan and recessed lighting.

##### Bedroom Four

A double bedroom with feature painted wall, radiator and uPVC double glazed window overlooking the front elevation.

##### Family Bathroom

A beautifully re-fitted bathroom featuring striking hexagonal wall tiling. There is a freestanding roll-top bath with wall-mounted mixer tap and handheld shower attachment, vanity drawer unit with unique painted wash basin and surface-mounted mixer tap, WC, chrome heated towel radiator, shaver point, extractor fan and a uPVC double glazed window.

##### Top Floor Principal Suite

A carpeted landing with recessed spotlights, ceiling pendant and doors leading to the dressing room and principal bedroom.

##### Principal Bedroom

An exceptionally spacious double bedroom with Velux roof window, front-facing double glazed window, a duel fuel radiator,





underfloor heating, recessed spotlights and cupboard housing the hot water cylinder.

#### Dressing Room

A fully fitted dressing room with recessed spotlights and door leading to the en-suite.

#### En-Suite

An attractive, beautifully appointed en-suite comprising a large walk-in shower with mirrored fixed glass screen and flipper panel, rainfall shower with handheld attachment, floating curved vanity unit with wash hand basin and mixer tap, concealed cistern WC with flush plate, heated towel radiator, electric shaver point, stylish tiled walls and a dormer uPVC double glazed window.

#### Rear Garden

An attractive landscaped private rear garden designed for low-maintenance living, featuring an extensive slate tiled patio, raised planted borders filled with mature flowers, shrubs and ornamental planting, together with a feature pond. Steps lead up to the composite decked hot tub area, creating an excellent entertaining space. The garden is enclosed by timber fencing with attractive festoon lighting. Gated side access leads to the front of the property, together with a useful covered storage area ideal for garden tools, log storage and discreet bin storage.

#### Parking & Front

The property benefits from driveway parking for one vehicle and a beautifully landscaped front garden with slabbed pathway leading to the entrance door. A charming picket fence with mature hedgerow borders the frontage, complemented by two well-stocked flower beds and attractive climbing plants.

#### Part Garage

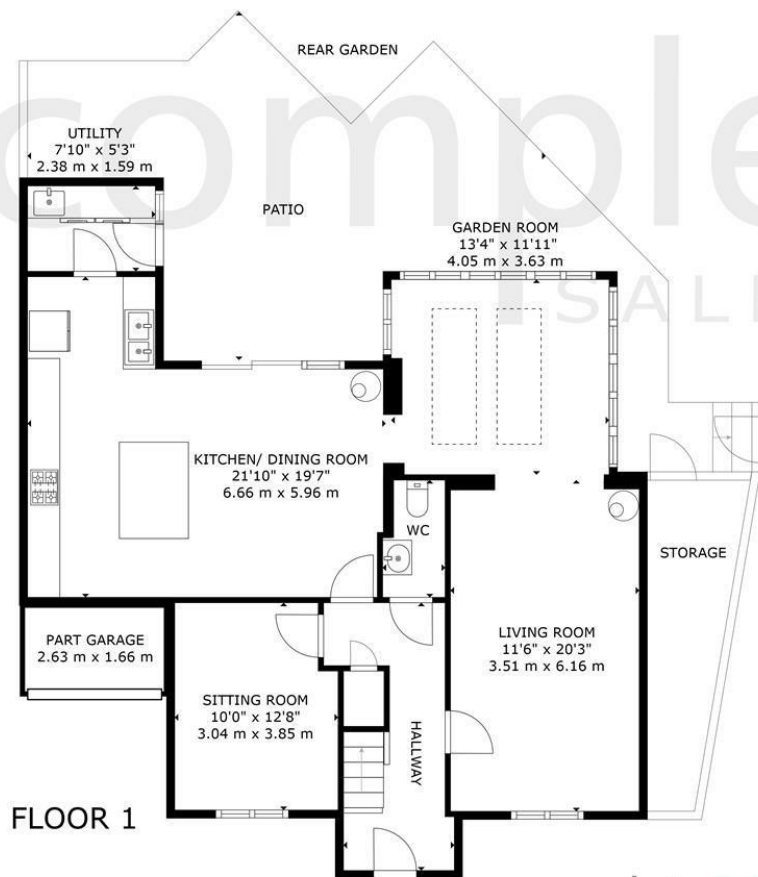
A useful part garage with remote-controlled electric roller door, providing excellent storage for bicycles and garden equipment. There is fitted cabinetry together with useful eaves storage.

#### Location

Hatton Park is one of Warwick's most sought-after residential developments, ideally positioned on the edge of beautiful Warwickshire countryside while offering excellent commuter links. Warwick Parkway Railway Station is just a short distance away, providing direct services to Birmingham, London and beyond. The village enjoys scenic canal walks along the Grand Union Canal, the famous Hatton Locks, and the highly regarded Hatton Arms gastro pub. There is a local shop on site for essentials and shops at 'Hatton Country World' are firm favourites with locals too. Warwick town centre, with its excellent schools, independent shops, restaurants and historic attractions, is also within easy reach, together with convenient access to the A46, M40 and surrounding Midlands road network.







FLOOR 2



The Leamington Property Expert

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**GROSS INTERNAL AREA**  
FLOOR 1: 1,059 sq. ft, 98 m<sup>2</sup>, FLOOR 2: 651 sq. ft, 60 m<sup>2</sup> FLOOR 3: 456 sq. ft, 42 m<sup>2</sup>,  
**TOTAL: 2,166 sq. ft, 201 m<sup>2</sup>**

EXCLUDED AREA: STORE & PART GARAGE

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

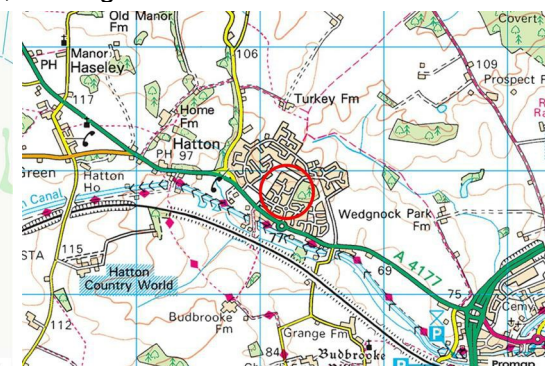
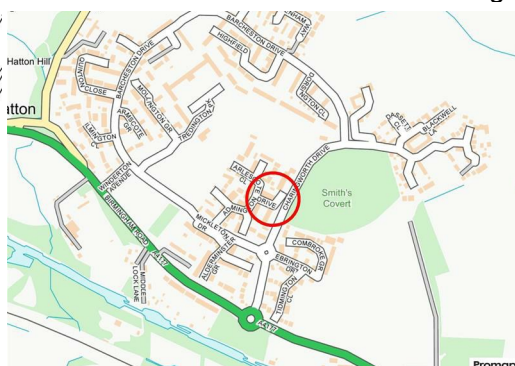






- An Extended 2001 Bovis Detached
- Four Double Bedrooms
- Three Further Bathrooms
- Garden Room With Stylish Windows
- Utility & Vibrant Guest WC

- Spacious 2166 sqft Family Home
- Dressing Room & Fabulous En-Suite
- Large Lounge With Log Burner
- Family kitchen Diner
- Part Garage, Parking & Hot Tub



## ADMINGTON DRIVE, 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                             | 75      | 77        |

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