



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL



## 16 Highfield | Hatton Park | Warwick | CV35 7TQ

£425,000

A delightful, modern detached house with three good size bedrooms, the master with an en-suite and built in wardrobes. This super property is in a lovely position enjoying a sunny south facing rear garden which is well stocked and very attractive plus enjoys a high degree of privacy. There is also plenty of parking to the front and an integral garage. The location is very sought after and viewing is highly recommended.

- Attractive Detached House
- Three Good Size Bedrooms
- En-Suite & Bathroom
- Sunny South Facing Garden



## Property Description

### **Door to Entrance Hall**

With laminate flooring, central heating programmer, radiator, door to garage and understairs storage cupboard.

### **Cloakroom**

With w.c., pedestal wash basin, radiator and extractor fan.

### **Kitchen**

3.02m x 2.16m (9'11" x 7'1")

Having a range of modern cupboard and drawer units with matching wall cupboards and round edged worksurfaces. Stainless steel sink unit with mixer tap over, integrated fridge and freezer, double oven and gas hob having extractor hood over.

### **Lounge /Diner**

5.66m x 4.11m (18'7" x 13'6")

A generous room with a sunny aspect and direct garden access via French doors. Feature fireplace with gas fire and laminate flooring.

### **First Floor Galleried Landing**

A spacious landing having airing cupboard housing hot water cylinder and fitted shelving. Smoke detector and access to roof storage space via pull down loft ladder.

### **Master Bedroom**

3.99m x 2.74m exc wardrobes (13'1" x 9'0" exc wardrobes)

With radiator, two double door built in wardrobes and rear garden views.

### **En-Suite Shower Room**

Having fully tiled shower enclosure with Triton shower and glazed door. Circular wash basin with drawers under, w.c., heated towel rail, extractor fan, shaver point and wall mounted mirror.

### **Bedroom Two**

3.51m x 2.13m (11'6" x 7'0")

Situated to the front of the property. Radiator.

### **Bedroom Three**

2.97m x 2.87m (9'9" x 9'5")

A good size third bedroom with rear garden views, radiator and laminate flooring.

### **Bathroom**

A modern bathroom with complementary tiling, panelled bath having Mira shower and curtain rail over. Pedestal wash basin, w.c., radiator, wall mounted mirror and two wall light points. Extractor fan.

### **Outside**

#### **Parking & Garage**

The property is in a really nice setting within this small area, there is a private driveway that leads to the house and provides off road parking.

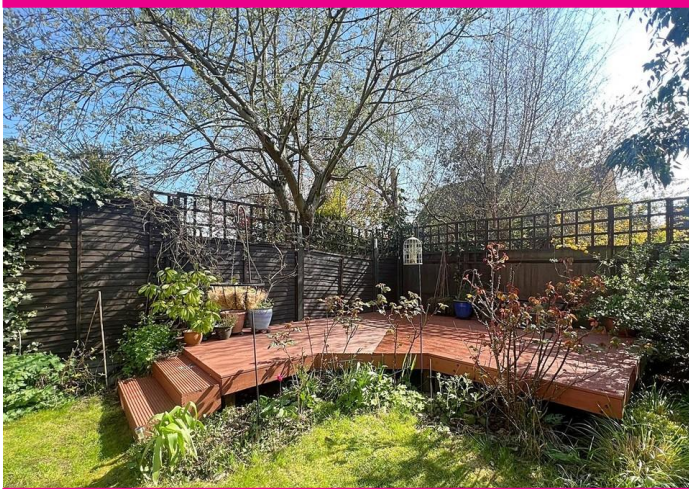
#### **Garage**

5.23m x 2.34m (17'2" x 7'8")

Having an up and over door, light, power and door to hallway in house.

### **Rear Garden**

Access at the side leads to the delightful rear garden benefitting from a sunny southerly aspect and enjoying a high degree of privacy with mature shrubs and plants providing colour and screening. There is an area of lawn and a raised timber seating area plus a patio.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

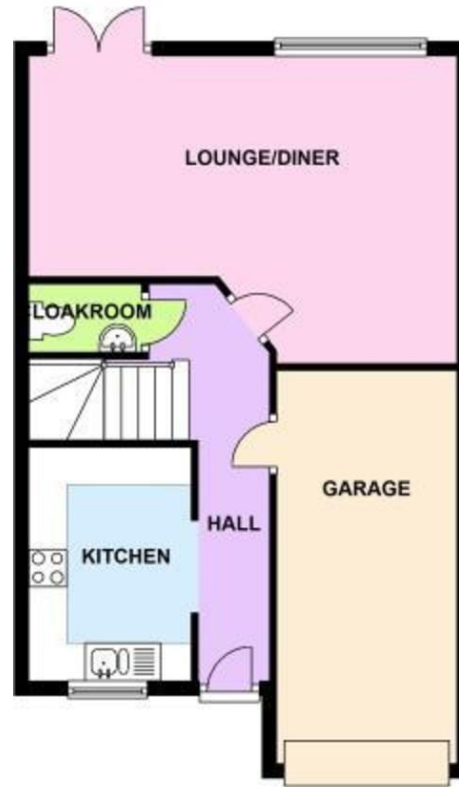
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### GROUND FLOOR

APPROX. 49.9 SQ. METRES (537.0 SQ. FEET)



### FIRST FLOOR

APPROX. 50.6 SQ. METRES (544.2 SQ. FEET)

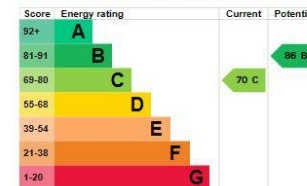


TOTAL AREA: APPROX. 100.4 SQ. METRES (1081.1 SQ. FEET)

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60