



JULIE PHILPOT
RESIDENTIAL



14 Tidmington Close | Hatton Park | CV35 7TE

£525,000

A delightful detached family home in a cul de sac location with mature rear garden offering a high degree of privacy. This property is on the market for the first time since construction and is available with 'No Chain' involved. The house also has so many benefits to include: four bedrooms, two of which are en-suite, a family bathroom, lounge with double doors to the dining room which is adjacent to the modern kitchen which offers the opportunity to open this up into open plan if so desired. The sellers have also created a very useful utility room by converting part of the garage, there is still garage storage for bikes and bins etc. A lovely home in a popular location.

- Detached Family Home
- Four Bedrooms, Two En-Suite
- Two Receptions
- Delightful Well Stock Garden



Property Description

LOCATION

The property is situated on a private driveway serving just six properties, the close is towards the entrance of Hatton Park a popular development with this house dating from 1998 and being placed on the open market for the first time since their purchase. At Hatton Park there is a children play area, village shop and village hall with the added benefit that Warwick Parkway is a short distance away making this a very sought after spot for commuters. A further benefit is that open countryside, gastro pubs, Hatton locks and the canal cafe are all within an easy walk. Warwick, Leamington Spa and Kenilworth are all within easy reach along with schools for children of all ages.

ENTRANCE HALL

Having inset matwell, oak floor, radiator, central heating thermostat and smoke detector.

CLOAKROOM

With w.c., radiator and oak floor.

UTILITY ROOM

8' 5" x 8' 2" (2.57m x 2.49m)

Having Viessmann wall mounted gas boiler, stainless steel sink unit with cupboard under and space and plumbing for washing machine and tumble dryer. Radiator, fitted wall shelving, extractor fan and underfloor heating. Personal side entrance door.

LOUNGE

13' 1" x 15' 9" (3.99m x 4.8m)

Having two radiators, patio door to rear garden, feature fireplace and double doors to:

DINING ROOM

11' 3" x 8' 8" (3.43m x 2.64m)

With oak floor, tall radiator and French doors to rear garden. Door to:

MODERN KITCHEN/BREAKFAST ROOM

14' 1" x 9' 5" (4.29m x 2.87m)

Having an extensive range of cream cupboard and drawer units with matching wall cupboards and quartz worktops. Stainless steel under-mount sink unit with mixer tap over. Integrated appliances to include: Bosch integrated dishwasher and tall fridge/freezer, wall mounted double oven and extractor hood. Space for breakfast table and chairs and underfloor heating. Side entrance door. This kitchen can easily be opened up to include the dining room to make an open plan kitchen/diner if so desired.

FIRST FLOOR LANDING

With radiator and airing cupboard housing insulated hot water cylinder. Access to roof storage space via pull down loft ladder.

FAMILY BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m)

With panelled bath having mixer tap over and glazed screen. {Pedestal wash hand basin and w.c., complementary tiling, extractor fan and heated towel rail.

MASTER BEDROOM

13' 3" x 9' 2" (4.04m x 2.79m)

Having built in trip wardrobe and radiator. Door to:

EN-SUITE

A modern refitted en-suite with large shower enclosure having fixed head rain shower and hand held attachment, glazed shower screen, pedestal wash basin and w.c. Heated towel rail and complementary tiling.

BEDROOM TWO

14' 4" x 9' 5" (4.37m x 2.87m)

With rear garden views, built in wardrobe and radiator. Door to:

EN-SUITE

With corner shower enclosure having rain-shower fixed head shower and hand held attachment with glazed shower screen. Pedestal wash basin, w.c., heated towel rail, extractor fan and complementary tiling.

BEDROOM THREE

10' 0" x 8' 1" (3.05m x 2.46m)

Having radiator, built in wardrobe and rear garden view.

BEDROOM FOUR

9' 9" x 7' 0" (2.97m x 2.13m)

With radiator and rear garden views.

OUTSIDE

PART GARAGE STORE

8' 1" x 7' 4" (2.46m x 2.24m)

The present sellers have converted part of the garage to provide the utility room. The current space available provides storage for bikes and bins plus other storage needs. There is light and power plus an up and over door.

DRIVEWAY PARKING

To the front of the property is driveway parking for vehicles.

FRONT GARDEN

The front of the property has an area of lawn, the driveway parking and well stocked attractive shrubbery borders. Outside Light. Outside Power.

REAR GARDEN

Gated access at the side leads to the very attractive rear garden that has been landscaped to provide secluded seating areas with lawn and well stocked shrubbery borders. There are two seating areas to enjoy sun and shade, if needed, throughout the day. To either side of the house are also two very useful covered areas for storage.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

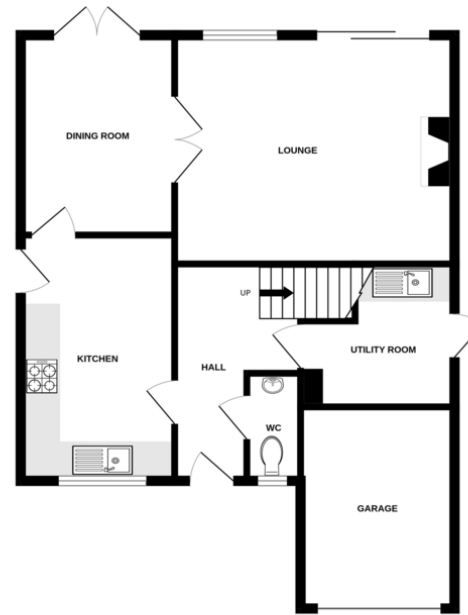
T: 01926 257540

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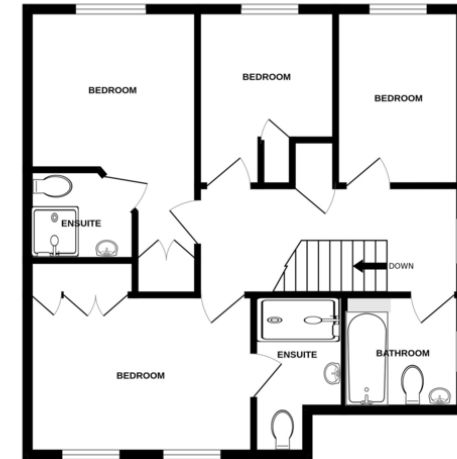
W: www.juliephilpot.co.uk

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



1ST FLOOR

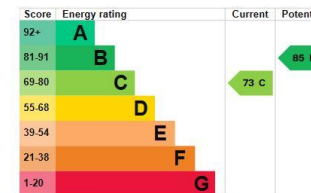


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Energy rating and score

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