



Peter Clarke

80 Station Road, Hatton, Warwick, CV35 8XJ

Guide Price £450,000

A beautifully presented, spacious and recently refurbished, three double bedroom, family home situated in this popular Warwickshire village, within easy commute of Warwick, Leamington, Stratford, Solihull, Birmingham & Coventry. Offering generous and well presented accommodation, comprising: reception hall, refitted kitchen dining room, living room, formal dining room, three double bedrooms, master en-suite and family bathroom. Outside the property has a large driveway, lawned fore garden and expansive private lawned rear garden with an attached and oversized garage store and utility area. Internal viewing is highly recommended to appreciate the space and quality of the accommodation on offer at this fantastic home.



ENTRANCE PORCH Accessed from the driveway via newly installed double glazed front door, this recently constructed porch has UPVC double glazed windows to the front and side elevations and benefits from ceramic tiled flooring, ceiling mounted lighting with a timber door opening into the reception hall.

RECEPTION HALL A large reception hall that gives way to the living room, kitchen dining room, family bathroom and second bedroom and benefits from a front facing window, central heating radiator and ceiling mounted lighting.

KITCHEN DINING ROOM A recently refitted kitchen and dining room comprising a range of contemporary shaker styled units with contrasting Corian worksurfaces over and featuring an inset sink and drainer with a range of integrated appliances

including countertop mounted hob with over head extractor, electric double oven, full size dishwasher and having space and plumbing provided for an American style fridge freezer. With high grade vinyl flooring, glass splash backs and ample informal dining area with side

facing UPVC door and window giving direct access to the rear terrace with further timber and glazed door leading into the rear hall.

LIVING ROOM Also accessed from the reception hallway this well proportioned reception rooms features a centrally mounted fireplace with modern inset log burning stove and has a large double glazed bay window overlooking the stunning lawned rear garden, with ceiling mounted lighting, central heating radiator and a brick lined archway leading into the dining room.

DINING ROOM The second reception room is also generous in size and provides ample space for formal dining with a central heating radiator, wall mounted lighting and French doors given both views and direct access onto the paved terrace and lawned garden beyond.

REAR HALLWAY The hall gives way to master and third bedrooms as well as the garage via a lockable fire door leading into the utility and garage. With a panelled door leading into the master suite.

MASTER BEDROOM a spacious double room with double glazed window and sliding patio style door to side and rear elevations providing fantastic views over the beautiful rear garden. with central heating radiator, wall and ceiling mounted lighting and a panelled door leading into the master en-suite.

MASTER EN-SUITE This recently refitted, and highly spec'd en-suite shower room comprises a three piece suite with low level W.C with dual flush, pedestal wash hand basin and enclosed walk in shower cubicle with glass screen and mains fed shower. having ceramic tiling to floor and all splashbacks, inset downlighters, wall mounted extractor fan, an obscured double glazed window to the side elevation and centrally heated towel rail.

BEDROOM TWO a well sized double room with a large front facing window overlooking the lawned fore garden, ceiling mounted lighting and central heating radiator.



FAMILY BATHROOM A beautifully appointed white suite comprising low level W.C, pedestal mounted wash hand basin and panelled bath having chrome monobloc tap with mixer shower head attachment. In addition, there is a fixed glass shower screen, ceramic tiling to floor and all splashbacks and a UPVC double glazed window to the front elevation, ceiling mounted lighting and centrally heated radiator.

BEDROOM THREE The final double bedroom, currently being used as a single has a side facing double glazed window overlooking the rear garden, central heating radiator and ceiling mounted lighting.

OUTSIDE

TO THE FRONT To the front of the property is a large gravelled driveway providing off road parking for 6+ cars this leads upto the integrated garage. Sitting alongside the driveway, nestled behind the mature front hedge is the well maintained and lawned fore garden.



GARAGE STORE & UTILITY This versatile storage area can be accessed from the driveway via an up and over garage door or from the main body of the house via an internal lockable door from the rear hall and benefits from a lockable rear access door leading to the garden. The garage offers a range of low level storage units with contrasting granite effect work surfaces over, space and plumbing for both washing machine and tumble dryer with addition built in storage cupboards. Further to this the garage also has power, lighting and houses the modern Worcester central heating boiler.

TO THE REAR To the rear of the property is a stunning garden with mature hedgerow borders which is mainly laid to lawn and benefits from a large paved terrace enjoying direct access from the house via the dining room and kitchen dining room. The garden also benefits from well stocked plant and shrub beds, a selection of mature trees and has an open aspect over neighbouring farmland to the rear. With a useful timber storage shed and an aluminium and glazed green house.

GENERAL INFORMATION

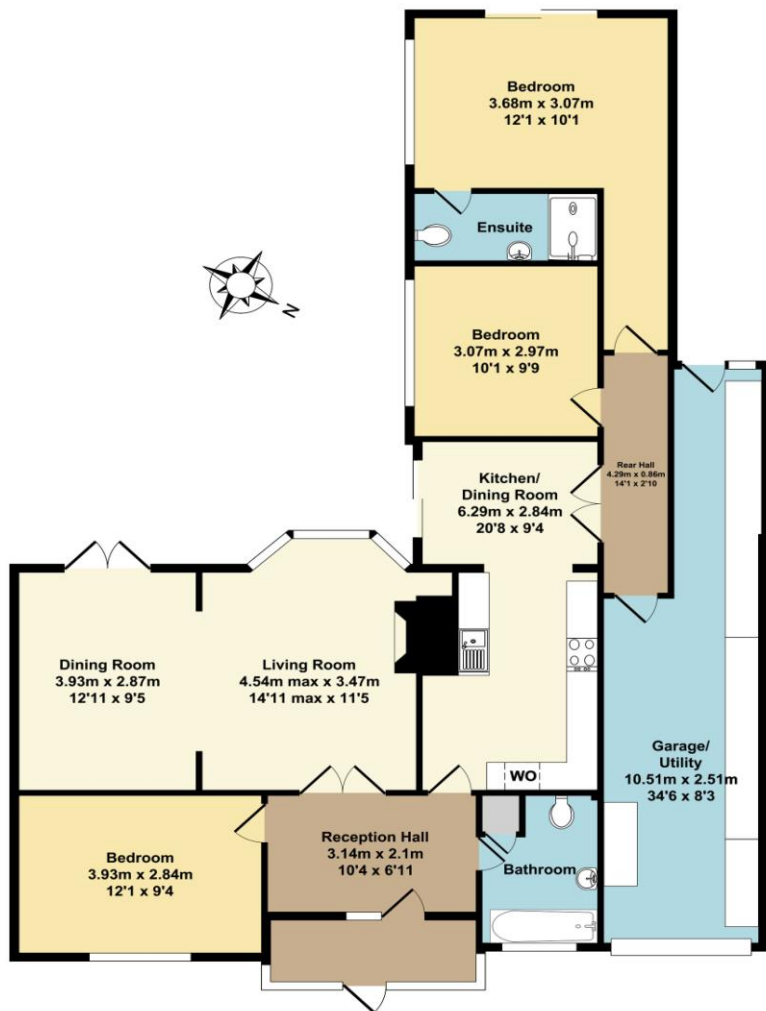
TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electric and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.



Station Road
Total Approx. Floor Area 130.80 Sq.M. (1408 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band F**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

REFERRALS: We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Peter Clarke & Co LLP, you should know that Peter Clarke & Co LLP would receive the referral fees stated. Move With Us Conveyancing, Shakespeare Martineau - £150 per transaction on completion of sale. Myhomemove Conveyancing - £250 per transaction on completion of sale. SJB Associates Financial Advisors or Select Mortgages - an average of £150 on completion of sale. Cotswold Surveyors - an average of £50 on completion of survey. Oldhams Removals - an average of £60 on completion of move. Via Relocation Agent Network to another agent within the group - an average of £800 on completion of sale. Introduction of a buyer - an average of £400 on completion of sale. Iamsold - £50 Love2Shop vouchers on instruction of sale.

VIEWING: By Prior Appointment with the Selling Agents.

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