



HANDLES
PROPERTY

29 DORSINGTON CLOSE

HATTON PARK, WARWICK



AN EXCEPTIONALLY APPOINTED FAMILY HOME

**29 DORSINGTON CLOSE,
HATTON PARK,
WARWICK, CV35 7TH**

Welcome to 29 Dorsington Close, Hatton Park, a property which offers a truly enviable opportunity to purchase a generously sized five-bedroom three storey family home, located within the highly desirable Hatton Park development, close to the historic market town of Warwick. The property was built between 2003 and 2006, and offers approximately 1,757 sqft of beautifully appointed accommodation, making it one of the larger homes in the area.

This delightful, almost show home standard accommodation which rises over three levels, offers to the ground floor a welcoming entrance hall with guest cloakroom with perfect study/home office, an enviable open plan kitchen with integrated appliances, extended family living area with adaptable lifestyle use and boasting large 'bi fold' doors offering delightful views and access to the rear garden with Velux skylights over the extended roof opening the room to all seasons.







The first floor offers a charming sitting room with a pleasant outlook with two 'Juliet' style balconies, principal bedroom with deluxe ensuite. The second floor comprises four bedrooms accompanied by a refurbished deluxe bathroom with shower and bath.

Outside is a superb, private and south facing paved landscaped patio garden for all seasons, whilst from the cul-de-sac there is a shared driveway leading to a private driveway to the front of the property with access to a single integral garage.

The property benefits from excellent access to the A46, whilst the M40 and nearby Warwick Parkway both offer access to London and Birmingham centres of commerce, therefore the property boasts suburban peace combined with superb commuter convenience.

The property sits on the fringe of the development and offers excellent opportunities for dog walking, cycling and outdoor activities. We believe that one such bridlepath leads all the way to Kenilworth.

Therefore, immediate viewing is highly recommended to appreciate this superb family home and to avoid any disappointment following the interest this exceptional property will generate.

SHOW HOME STANDARD ACCOMMODATION

*An exceptionally appointed and extended
three storey family home*

Home office/study

*Enviably open plan kitchen
family lounge/dining room*

*Underfloor heating to rear
extension and kitchen area*

Principle bedroom with ensuite

Four family bedrooms

Refurbished Bathroom

Landscaped rear garden

Off road parking with integral garage

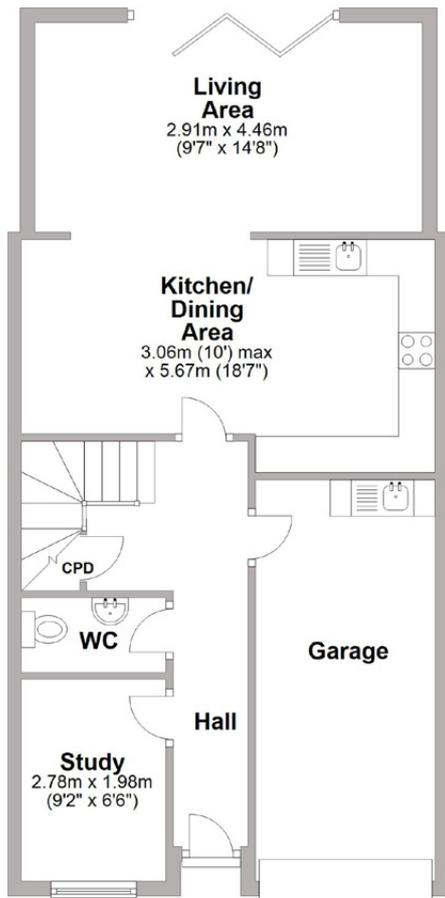
Decorated and presented to a high standard



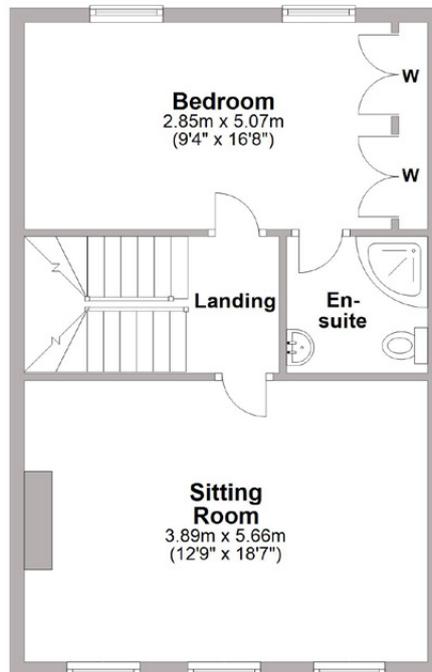


FLOOR PLANS & DIMENSIONS

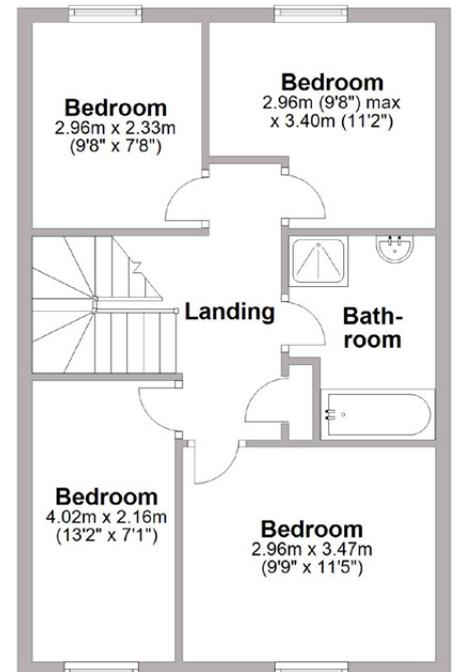
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total area approx: 163.2 sq. metres. (1757.2 sq. feet)

Illustration only and not to scale.

Handles Property
 8A Regent Street,
 Leamington Spa,
 CV32 5HQ
01926 354 400



LOCATION



DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

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 estate agents*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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