



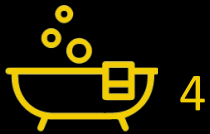
Exceptional 6 bedroom detached family home

11 Arlescote Close
Hatton Park
Warwick
CV35 7TX


MARGETTS
ESTABLISHED 1806

Price Guide £750,000

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*** NOW SOLD SUBJECT TO CONTRACT ***

An exceptional, six bedroom, detached, family home enjoying stunning end of cul-de-sac setting adjacent to the beautiful large central park, and providing well presented, flexible family accommodation. The property is quietly positioned and benefits from a large double garage and off-road parking together with a delightful south facing rear garden. Viewing is warmly recommended at the earliest opportunity.

Porch and double glazed front door opens into the

RECEPTION HALL

with double panel radiator, double glazed window, coved ceiling and attractive wooden oak flooring.

CLOAKROOM

with low-level WC, wash handbasin, half height tiling, radiator and double glazed window.

STUDY

10'9" x 5'4"

with double glazed window and coved ceiling.

SITTING ROOM

19'10" x 12'0" max

with Morso fitted wood burner and hearth, coved ceiling, oak flooring, double glazed windows to the front and double glazed windows and french doors to the rear garden, two double panel radiators and television aerial point.

FAMILY ROOM/FITTED KITCHEN

14'4" x 10'9" and 11'9" x 10'6"

In the kitchen area there is beautiful flooring to match the entrance hall. There is granite work surfacing with base cupboards under and eye level wall cupboards. Space suitable for a range cooker, space and plumbing for washing machine, integrated Bosch full size dishwasher, and integrated fridge and freezer.

In the dining area there are beautiful sliding bi-fold doors opening onto the patio, downlighters and door to under stairs storage cupboard.

FIRST FLOOR LANDING

with radiator.

BEDROOM ONE

13'6" x 10'0"

with double glazed windows to the front and double panel radiators, the dimensions exclude a four-door, built-in range of wardrobes with hanging rails and shelf.

ENSUITE BATHROOM

with panelled bath, bidet, wash hand basin, low-level WC, separate tiled shower cubicle with adjustable shower, full height tiling on all walls, tiled floor, extractor fan, shaver point and two obscured double glazed windows.



BEDROOM TWO - REAR

10'8" x 9'7" max reducing to 8'9"
with twin double glazed windows overlooking the rear garden and the central park, radiator, and the dimensions exclude a four door, built-in range of wardrobes with hanging rail and shelf.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin, low-level WC. shaver point, tiled areas and obscured double glazed window.

BEDROOM FIVE

10'2" max x 7'10"
with twin double glazed windows to the front, radiator, and the dimensions exclude a double door, fitted wardrobe.

BEDROOM SIX

12'0" x 8'0" max' excl' wards' red' to 6'2"
with two double glazed windows to the front, radiator, and the dimensions exclude a double door, built-in wardrobe.





Staircase from the first floor proceeds to the second floor landing.

BEDROOM THREE

17'3" partly under eaves red' to 12'5" x 9'10"

(measures 5.30m max partly extending under the eaves reducing to 3.8 m x 3.03m excluding door recess) with double glazed window to the front, double glazed Velux roof light to the rear affording attractive rooftop views, double panel radiator, two sets of two door, fitted wardrobes and door to the

ENSUITE SHOWER ROOM

with fully fitted shower cubicle, low-level WC, wash hand basin, tiling to full height on all walls, tiled floor, radiator and extractor fan.



BEDROOM FOUR

17'4" max partly under eaves reducing to 15'10" x

measures 5.30m max partly under eaves reducing to 4.84 m x 3.75 m with window to the front, double glazed Velux roof light to the rear affording attractive rooftop and countryside views beyond, double panel radiator, and door to a large under eaves storage area.

OUTSIDE

Superbly positioned at the end of this quiet cul-de-sac setting, the property enjoys a lawned fore garden with perimeter borders containing shrubs and plants.



DRIVEWAY

providing parking and giving access to the

DOUBLE GARAGE

18'1" x 16'10"

with electrically operated up and over garage doors, electric light and power and personal door into the immaculate rear garden.

REAR GARDEN

which noticeably enjoys a southerly aspect has been much improved with a stunning maintenance free deck adjoining the property with steps leading to shaped lawn with perimeter border stocked with shrubs and plants.



LEAN-TO GARDEN STORE

GENERAL INFORMATION

The property is freehold and all main services are connected.

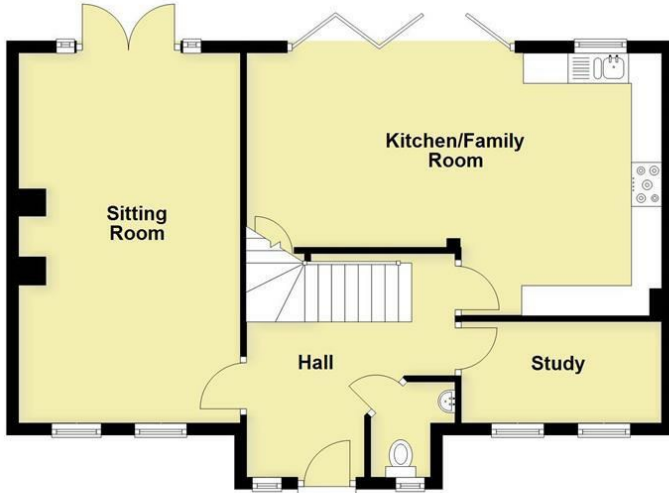
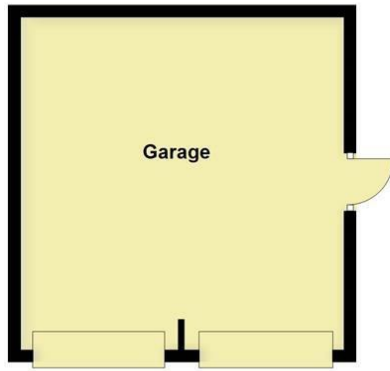


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Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



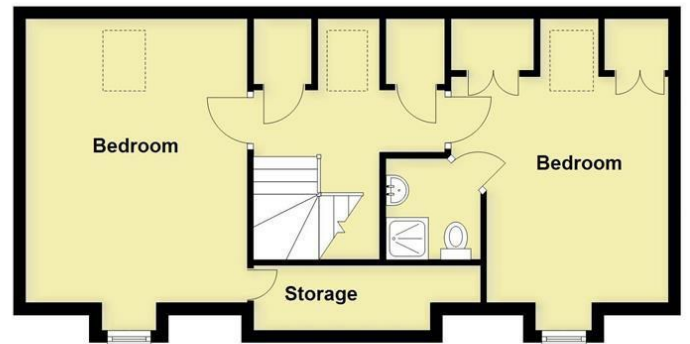
First Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



Second Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 188.0 sq. metres (2023.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garage

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 | 72 | 83 |
| | EU Directive 2002/91/EC | |

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