



SUPERB, FIVE BEDROOM FAMILY HOME

10 Ilmington Close
Hatton Park
Warwick
CV35 7TL



MARGETTS
ESTABLISHED 1806

Guide Price £775,000

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A rare opportunity to acquire a much sought- after Bovis 'Wentworth' property offering over 2,100 sq. ft. of superb family accommodation arranged to provide five bedrooms and two ensuite facilities together with three reception rooms, utility room, and large fitted breakfast kitchen and large double garage. This desirable property enjoys a private drive setting and viewing is warmly recommended.

Canopy entrance with front door opening into the

LARGE "L" SHAPED RECEPTION HALL

with radiator, coved ceiling and door to under stairs storage cupboard.

CLOAKROOM

with low level WC, wash hand basin, double glazed window, tiled floor, and radiator.

LOUNGE

18'10" x 11'10"

with pebble effect gas living flame fire with hearth and surround, two double radiators, TV point, opening bi-fold double glazed patio doors which open onto the deck and rear garden, and double glazed window to the side.

Double opening doors lead through to the

DINING ROOM

12'7" x 10'2"

with radiator, double glazed rear window, coved ceiling and return door to the entrance hall.

STUDY/PLAY ROOM

8'11" x 8'9"

with double glazed rear window, radiator and coved ceiling.

SUPERBLY PROPORTIONED BREAKFAST KITCHEN

14'4" x 16'7" reducing to 12'9"

with a comprehensive range of units incorporating solid wood, butchers block style work surfacing with 1 1/2 bowl single drainer, sink unit with base units beneath. Range of eye-level wall cupboards including plate rack, display unit and cooker Hood. Wall cupboards with cooker filter above. Plumbing for a dishwasher, downlighters, two double glazed windows and door to the

UTILITY ROOM

9'9" x 5'8"

again with solid wood Butcher's block style work surfacing matching the Kitchen and including a single drainer sink with mixer tap and double door base cupboard beneath. Space and plumbing for washing machine, space for tumble dryer and space for under-counter appliance such as a fridge. Double glazed window and double glazed door to the side, wall mounted gas fired central heating boiler and extractor fan.



Staircase from the reception hall leads up to the spacious first floor landing with access to the roof space. Off the landing there is an airing cupboard with hot water tank.

BEDROOM ONE - REAR

8'9" x 11'8" excluding door recess with double glazed window and access to the

ENSUITE DRESSING ROOM

7'10" x 7'4" including wardrobes with a range of fitted wardrobes, radiator and double glazed window.

ENSUITE SHOWER ROOM

has tiled shower cubicle, wash hand basin and low-level WC, tiled floor and part tiled walls and obscured double glazed window.

BEDROOM TWO - REAR

12'3" max reducing to 8'9" x 10'5" with double glazed window, double door fitted wardrobe and radiator.





ENSUITE SHOWER ROOM

with shower cubicle, low-level WC, wash hand basin, tiled floor, half height tiled walls and full height tiled walls in shower.

BEDROOM THREE

12'5" x 8'10"

with double glazed window and radiator.

BEDROOM FOUR - REAR

12'3" inc. wardrobes x 8'1"

with fitted wardrobe, radiator and double glazed window.

BEDROOM FIVE

7'11" x 7'10"

with radiator and double glazed window.



FAMILY BATHROOM

has a white suite with panel bath with adjustable shower over, low level WC, wash hand basin, tiling to floor and large areas of the walls together with obscured double glazed window.

OUTSIDE

Approach from Ilmington Close through onto a private driveway giving access to a small courtyard of properties and to

PRIVATE DRIVE (PARKING FOR 4 CARS)

which gives access to the



DETACHED GARAGE

17'8" max x 18'2" max

with electric light and power and two electrically operated up and over garage doors. Door to the rear courtyard.

ATTRACTIVE REAR GARDEN

is mainly laid to lawn with perimeter border stocked with shrubs and plants and enjoys a large decked area, partly covered and adjoining the property.

STORAGE AND GARDEN SHED

There is a further path to a useful storage area behind the house and the garage with large garden shed.



GENERAL INFORMATION

All main services are connected and we understand the property is freehold.



10 Ilmington Close, Hatton Park, Warwick, CV35 7TL



Ground Floor

Approx. 113.6 sq. metres (1222.6 sq. feet)



First Floor

Approx. 83.5 sq. metres (899.0 sq. feet)



Total area: approx. 197.1 sq. metres (2121.6 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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