



**3 Bed
House
located at**

**14 Hatton Terrace
Hatton
Warwick
CV35 7JS**


MARGETTS
ESTABLISHED 1806

Price Guide £500,000

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Be amazed! A truly beautiful, considerably extended and superbly refurbished three bedroom, family home occupying a large plot with gardens and parking and fronting onto the Grand Union Canal. The property is truly stunning throughout and viewing is warmly recommended.

Front door opens into the

RECEPTION HALL

beautifully tiled in period style tiling, understood to be laid out to the "Warwick" design with 2 radiators, double glazed windows with shutters, door to understairs, cupboard and door to the shower room.

STUNNING SHOWER ROOM

with fully tiled shower cubicle with rain shower and handheld adjustable shower, period style wash hand basin, and WC, large tiled areas, heated towel rail, tiled floor and utility cupboard with shelf, having plumbing for washing machine and cupboard above to full height. Double glazed window with shutters.

LOUNGE

12'10" x 12'0"

with double glazed window with shutters to the front, shelving flanking the chimney breast, radiator, fire setting with wood burner, dado rail and coved ceiling.

EXTENDED OPEN PLAN DINING/LIVING/FITTED KITCHEN

27'0" x 12'0" max and 15'7" x 6'10"

with parquet flooring, downlights, cathedral style, double glazed central roof light, radiators, fitted shelving flanking the chimney breast, shelf, storage cupboard, and coved ceiling. Double glazed bi-fold doors to the rear patio and garden.

Beautiful kitchen area has quartz work surfacing extending around the room with matching upstands and inset sink with mixer tap, recess suitable for range cooker, and range of eye level wall cupboards with under unit lighting and cooker hood, integrated full size dishwasher, space and housing for an American style fridge freezer with larder and storage cupboards to either side. Central island unit with quartz work surfacing, concealed bin and wooden solid wood breakfast bar. Painted exposed ceiling timbers to the angled ceiling with double glazed roof lights, and double window to the rear .

Staircase from the entrance hall proceeds to the first floor landing.



BEDROOM ONE (FRONT)

12'2" max reducing to 8'9" x 9'4"
with double glazed window to the front and radiator.

BEDROOM TWO (REAR)

13'5" max x 8'8" max
with single panel radiator and double glazed window affording attractive views across the garden and countryside beyond.

BEDROOM THREE

10'2" x 10'4" max reducing to 7'1" above the bulkh
with double glazed window, again affording attractive distant views, double panel radiator, and double door airing cupboard above the bulkhead housing the wall mounted combination gas fired central heating boiler.



FAMILY BATHROOM

Extension provides family bathroom with antique style white suite having panel bath with mixer tap and handheld shower attachment, wash hand basin and low level WC, tiled splashback, exposed wood floor, radiator/heated towel rail, downlights and double glazed window.



OUTSIDE

To the front of the property, the fore garden has been landscaped with attractive and substantial flower and shrubbery boxes stocked with a range of shrubs and plants together with path giving access to the front door and also the side of the property.

TO THE REAR

The property offers lots to enjoy at the rear with a large paved patio adjoining the property and shaped lawn beyond with border stocked with shrubs and plants and path which gives access to the rear of the garden. There is a large car parking area with further lawn with gate giving direct access to the tow-path of the Grand Union Canal and Hatton Flight.



GARDEN SHED/GYM

9'5" x 7'8"

STUNNING HOME OFFICE

12'9" x 6'3"

with electric light, power and double glazed windows and we understand a cable has been laid to allow for a booster and Wi-Fi access.

AGENTS NOTE

Please note the rear access road has right of way across the plot, as it does for all the properties in Hatton Terrace.

GENERAL INFORMATION

The property is freehold and all mains services are connected.

Council Tax Band - D.

Local Authority:- Warwick District Council.

Viewings are strictly by prior appointment through the agents.





14 Hatton Terrace, Hatton, Warwick, CV35 7JS



Ground Floor
Approx. 70.1 sq. metres (754.1 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Office

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(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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