



7 Hutton Road, Kineton

Offers Over **£350,000**

**SHELDON
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LAND AND
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PROFESSIONALS

7 Hutton Road

Kineton, Warwick

A beautifully presented three-bedroom semi-detached home situated in Kineton and part of the popular development built by Bloor Homes in 2016. The property benefits from having a separate garage with power and a driveway that can accommodate parking for two cars.

Upon entering, you are welcomed by a bright hallway with stylish COREtec flooring, stairs rising to the first floor and access to the sitting room.

The spacious sitting room is positioned at the front of the house and features a bay window, additional side window allowing extra natural light, a useful storage cupboard with built in shoe shelves and continued COREtec flooring which is fitted throughout the downstairs, creating a modern and cohesive finish. There is a door that leads to the kitchen/dining room.

The kitchen is fitted with contemporary white gloss wall and base units, the kitchen includes a one-and-a-half bowl sink and drainer, integrated hob with extractor hood, raised-height double oven, integrated fridge/freezer and dishwasher. French doors open directly onto the garden, allowing for seamless indoor-outdoor living. An opening leads through to a practical utility area, offering further matching units and appliance space for a washing machine (included), along with access to the downstairs WC. The cloakroom is fitted with Roca sanitary ware and a tiled splashback.

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and





Upstairs, the landing provides loft access (partly boarded with light and ladder fitted) and leads to three bedrooms and the family bathroom. The main bedroom overlooks the rear garden and benefits from fitted mirrored wardrobes with double hanging space and a modern en-suite shower room, complete with Roca sanitary ware, heated towel rail, shaver socket and part-tiled walls. The second bedroom is a generous double room featuring a bay window to the front aspect, while bedroom three also enjoys a front aspect and includes a large built-in storage cupboard. The family bathroom is fitted with a white suite comprising a bath with mixer shower and glass screen, wash basin, WC and heated towel rail, with tiling to splashback areas and full-height tiling above the bath. Outside, the rear garden has been thoughtfully arranged to provide both a relaxation and entertaining space. A paved patio adjoins the property, with a pathway leading to gated side access and door to the garage. A raised decking area offers an ideal spot for outdoor dining, while the remainder of the garden is laid to lawn with planted borders and a substantial shed.

To the front, there is driveway parking for two cars and garage, which benefits from power, lighting, and a up-and-over door.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

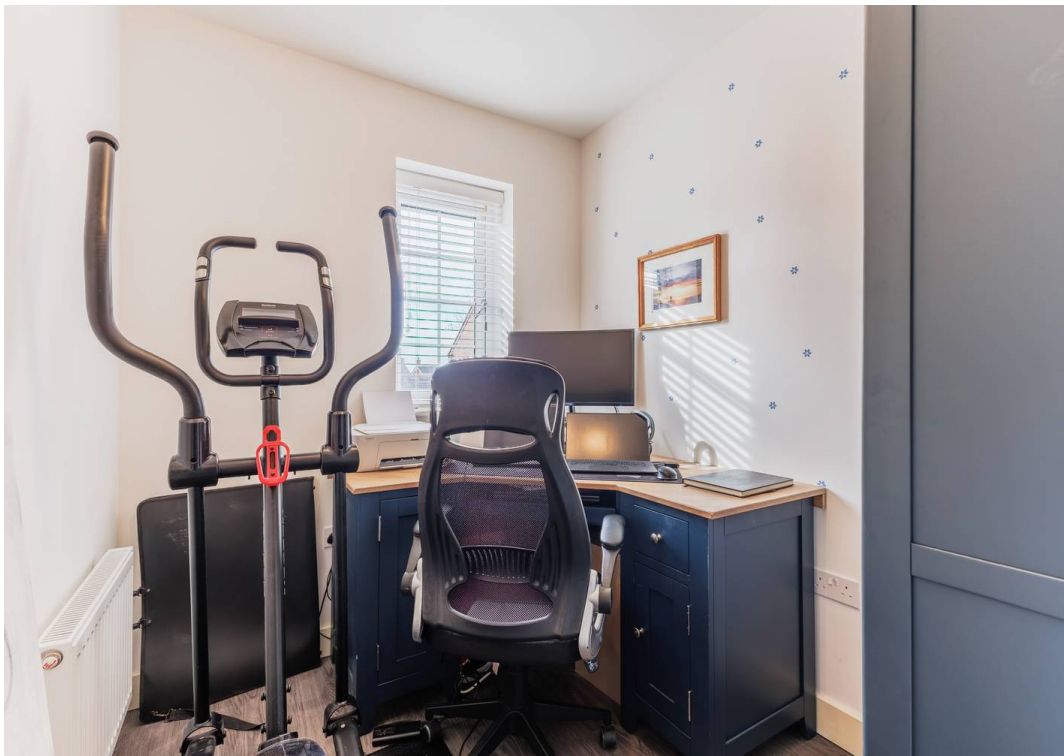


DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

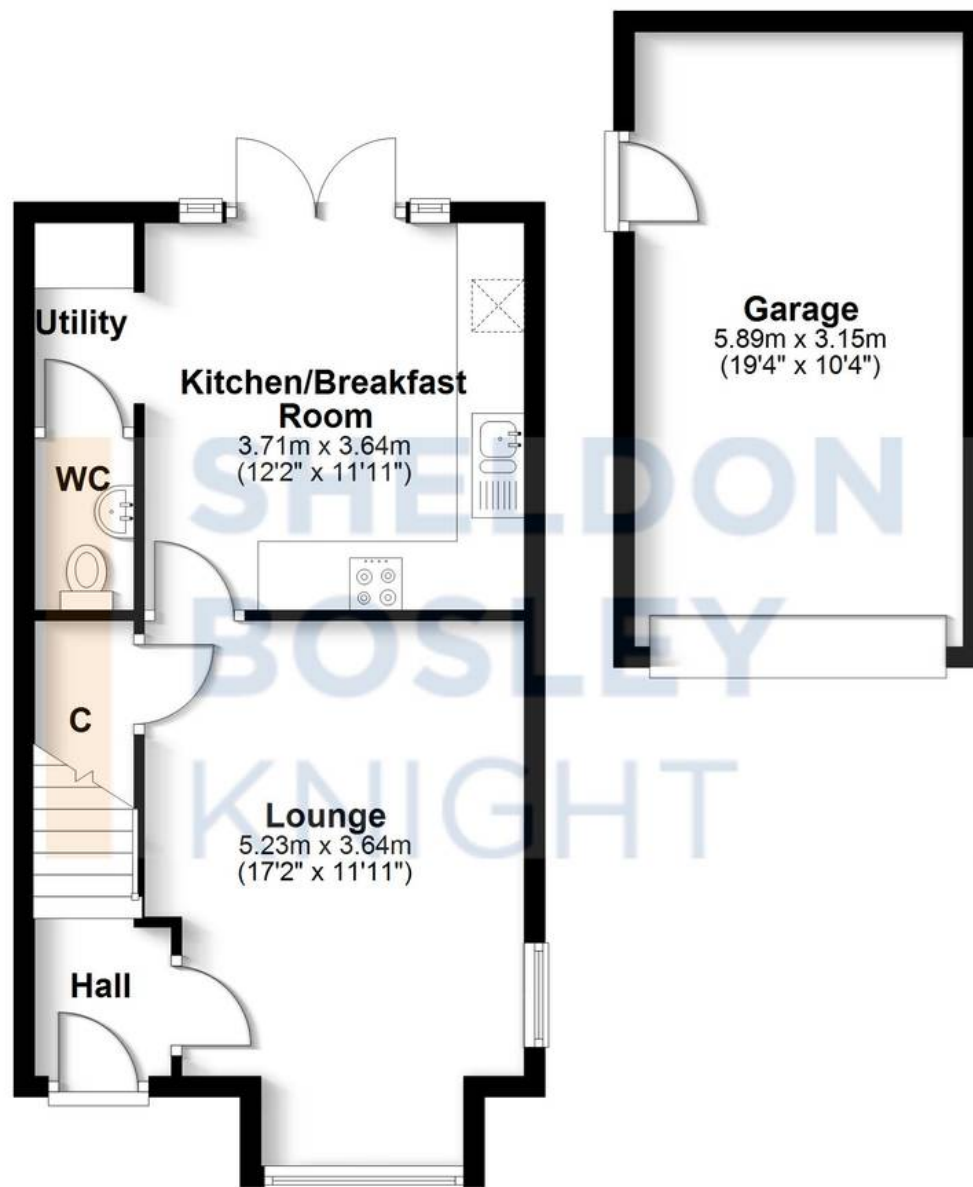
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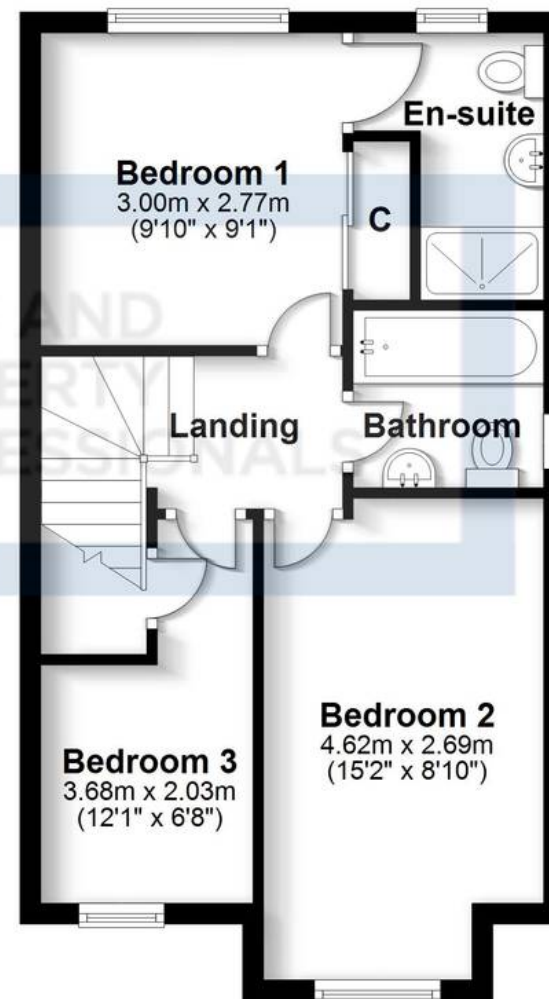
Ground Floor

Approx. 58.6 sq. metres (630.5 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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