





## Property Description

An immaculately presented Luxury two bedroom park home, with secure gated access with code or key fob entry, situated in the sought after rural location of Broadwell Woods, on the outskirts Kenilworth. Close to local amenities and countryside within walking distance, there is also the Greenway multi-use track right outside the park great for dog walking on this pet friendly site. Briefly comprising of entrance hall with storage cupboards, dining/living room, kitchen and utility, office, bathroom, master bedroom with En-suite and walk-in wardrobe. The property also benefits from parking for two cars, storage units to the front and a large decked area facing a grass area and coppice wood. Suitable for over 50's, this exclusive home would be an ideal choice for retirement living, viewing highly recommend!

## Approach

Having driveway to side and steps rising to front door providing access through to.

## Entrance Hall

9' 7" x 4' 6" ( 2.92m x 1.37m )

With fitted storage units and laminate flooring continued throughout.

## Kitchen

11' 4" x 7' 10" ( 3.45m x 2.39m )

Gorgeous kitchen comprising of base and wall mounted units and complimentary work surfaces with stainless steel sink and drainer unit with mixer tap, Integrated appliances to include double oven, fridge, freezer, washing machine and induction hob with extractor , window to the side elevation.

## Utility

7' 3" x 5' 5" ( 2.21m x 1.65m )

Fitted with a range of base and wall units with complimentary work surfaces, integrated appliances to include freezer, wine cooler and washer / dryer.

## Lounge / Dining Room

19' 3" x 16' 11" ( 5.87m x 5.16m )

A lovely light and airy lounge / dining room having French doors to rear leading to patio area, window to the side elevation, carpeted throughout with ample space for dining.

## Master Bedroom

11' 1" x 9' 5" ( 3.38m x 2.87m )

Complete with En-suite walk-in wardrobe providing hanging and shelving space, window to the side elevation and radiator

## Bedroom Two

9' 4" x 8' 9" ( 2.84m x 2.67m )

Complete with fitted wardrobes providing hanging and shelving space, window to the side elevation and radiator.

## Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps, shower, low level W/C, laminate flooring, extractor fan, and heated towel radiator.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

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Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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