



**Connells**

Kempton Drive  
WARWICK



## Property Description

A beautifully presented four bedroom family home with three bathrooms, multiple reception rooms, driveway and a garage. This home is ideally arranged over three floors, maximising space for the family. This property has been thoughtfully extended to the rear of the home to create a social open-plan kitchen-dining-living room with bi-fold doors. This stylish property further benefits from being sold with no onward chain.

On the ground floor, there is a guest cloakroom, a home study/snug and a large open-plan kitchen-dining-living rooms with ample storage and granite worktop space for food preparation. There are bi-fold doors leading out into the private rear garden.

On the first floor is the spacious lounge featuring a large bay window and doors leading out to its own balcony. There are gorgeous views overlooking greenery and the river, offering a picturesque setting to enjoy your morning coffee. There are also two good size bedrooms with views of the garden and a family shower room.

On the top floor there is a large family bathroom and two spacious double bedrooms, both with built in wardrobes. The primary bedroom further benefits from its own en-suite.

## The Location

Kempton Drive is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School and Coten End Primary are both Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. Leamington Spa Station is also within easy reach for direct trains to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The property is also ideal for easy access into Leamington Spa and all of its local shops, coffee shops, many restaurants and amenities. Leamington Spa also has a range of parks for lovely walks such as Jephson Gardens.





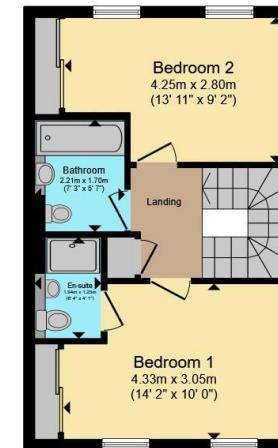




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 148.0 m<sup>2</sup> (1,593 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: E

Tenure: Freehold

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