

## Mayfield Drive, Kenilworth

Asking Price £760,000

- Four Double Bedroom Detached Home
- Study/Gym Room
- Gas Central Heating And Double Glazing
- Bathroom And En-suite
- Garden Room
- Cul-De-Sac Location
- Solar Panels Providing 6.3 kw/hr
- Private Rear Garden
- Energy Rating D - 55
- Warwick District Council Tax Band G



# Mayfield Drive, Kenilworth CV8 2SW

A large four double bedroom detached home that offers versatile family accommodation located in a sought after residential position, in a quiet cul-de-sac. With a driveway, porch, hall, W.C., study/gym, dining room/family room, front lounge, utility area with a further storage room, large kitchen with integrated appliances, large garden room overlooking the private rear garden. Spacious landing, four double bedrooms with en-suite and a main bathroom. Solar panels providing 6.3 kw/hr making this a energy efficient house to run.



Council Tax Band: G



### **Approach**

Through a beautiful cul-de-sac over a tarmac driveway with electric car charging point, to a fully enclosed upvc double glazed porch, wall light, panelled ceiling, composite door into the

### **Reception Hall**

Large reception hall with wood effect laminate flooring, coving, ceiling light, radiator, half height wall panelling, HIVE system temperature controls.

### **Cloakroom**

With a two piece white suite with low level w.c, cabinet wash hand basin with cupboard below, LED downlighters.

### **Lounge**

16'11" x 12'8"

With double doors opening from reception hall, engineered wood flooring, LED downlighters, dado rail, double glazed bay window to the fore with radiator beneath and a further radiator. The focal point is provided by a recessed brick fireplace with two double glazed windows to either side.

### **Kitchen**

8'9" x 18'4"

Comprehensively fitted with a range of matching fronted base and wall units with marble effect rounded edge work surfaces with a Belfast sink, Belling electric cooker double electric fan oven and grill with five ring electric hob with extraction hood above with lighting, tiling splash back surround, cushioned vinyl flooring, integrated Neff dishwasher, space for fridge/freezer, kick heater, LED ceiling down lighters, cupboard housing the Worcestershire Bosch boiler.

### **Dining Room**

8'9" x 8'4"

With double glazed windows, coving, wood laminate flooring, double door into

### **Family Room**

11'6" x 10'1"

Radiator, double glazed windows and door off into rear garden

### **Garden Room**

11'10" x 14'10"

Delightful garden room extension with a spacious open plan layout overlooking the south west facing

rear garden, velux windows and double glazed windows with LED downlighters. Double glazed doors off to rear garden.

### **Utility Area**

7'9" x 7'11"

Space for further fridge/freezer, washing machine and dryer, stainless steel sink and door off to

### **Storage**

11'6" x 8'4"

Up and over door with storage space above, electric fuse board and GivEnergy battery storage for PV system providing 8.2kwh for the property.

### **Study/Gym**

15'3" x 7'5"

Converted garage space providing flexible use of accommodation, currently home office/gym room. LED downlighters, engineered wood flooring, double glazed windows.

### **First Floor Landing**

With feature double glazed window to front, coving, ceiling light, radiator, access to insulated roof space which is part boarded with pull cord light and ladder, radiator, door to airing cupboard with water tank and slatted shelving.

### **Principal Bedroom**

11'11" x 12'9"

With radiator, double glazed windows, coving, built in fronted wardrobe with dressing table to one wall with hanging and shelving, further wardrobe and storage space over bed. Door off to

### **En-Suite**

With a three piece white suite with low level w.c, washstand hand basin with chrome mixer tap, shower/bath cubicle with mains fed shower with chrome fittings and attachments, radiator, shaver point, ceramic tiled walls, opaque frosted double glazed window, ceiling light.

### **Double Bedroom Two**

12'1" x 9'11"

With double glazed window to rear, ceiling light, coving, built in double wardrobes to one wall with hanging and shelving.

### **Double Bedroom Three**

10'6" x 10'1"

With leaded double glazed window to rear, radiator, ceiling light, coving and storage cupboard.



## Double Bedroom Four

10'3" x 8'2"

With leaded double glazed window to front, radiator, ceiling light, coving.

## Main Bathroom

With a four piece white suite with low level encased cabinet w.c, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with mains fed shower attachment, ceramic tiling to walls, mains fed shower cubical with glass panelled door, tiled floor, chrome towel radiator, double glazed window, shaver point and ceiling LED lights.

## Rear Garden

South West facing and very private, with central lawn, surrounded shrubbery and hedging, access down both sides of property with timber gate to the front, patio and outdoor lighting.

## Front

To the front of the property is a tarmac driveway with parking for three cars, lawned fore garden and electric car charging point.

## Tenure

The property is freehold.

## Services

All mains services are connected.

### Mobile Coverage

EE  
Vodafone  
Three  
O2

### Broadband

Basic  
6 Mbps  
Superfast  
37 Mbps  
Ultrafast  
1000 Mbps

### Satellite / Fibre TV Availability

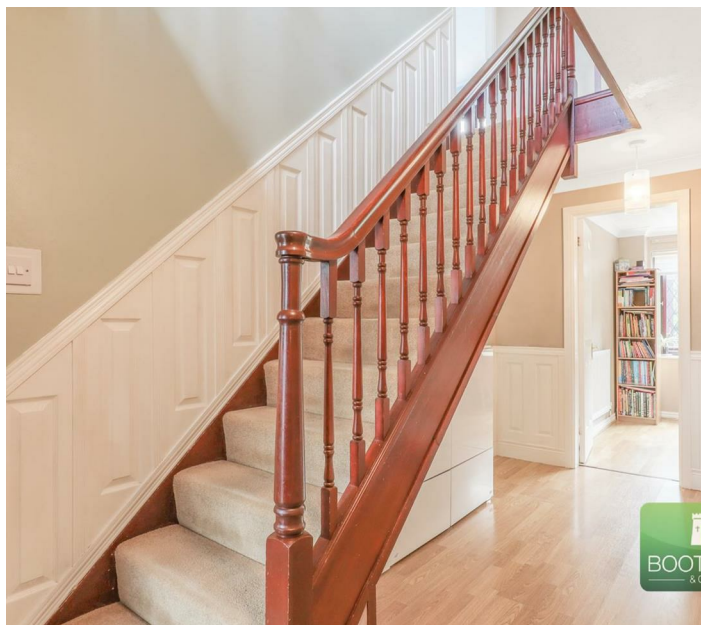
BT  
Sky  
Virgin

## Solar Panels

Solar panels for the property provides 6.3 kw/hr.

## Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Ground Floor

Approx. 119.1 sq. metres



### First Floor

Approx. 70.3 sq. metres



Total area: approx. 189.4 sq. metres