



## 1 Admiral Gardens, Kenilworth, CV8 2XJ

£2,600 PCM

- Executive Five Bedroom Detached house
- Conservatory And Fitted kitchen
- Front Driveway And Double Garage
- Three Bathrooms(Two En-Suite)
- Available 26th August 2024
- Three Generous Reception Rooms
- EPC Rating D - 68
- Attractive Cul De Sac Location
- Double Glazed And Gas Centrally Heated
- Warwick District Council Tax Band F



# 1 Admiral Gardens, Kenilworth CV8 2XJ

A high quality, five bedroom, executive detached property, on this popular residential position, providing easy access to Kenilworth town centre, and surrounding road infrastructure. The property is close to Warwick University, Westwood Business Park and requires internal inspection. The accommodation offers gas fired central heating, reception hallway, cloakroom, good size living room, extended dining room, quality breakfast kitchen with appliances included, conservatory, family room/study, first floor landing, five bedrooms ( 4 doubles), two bedrooms with en-suite shower room, re-fitted family bathroom, low maintenance landscaped rear garden, off road parking for 3 to 4 vehicles leading to an integral double garage. The property is available from 26th August 2024 UNFURNISHED.



Council Tax Band: F



## ENTRANCE

Approached over a block paved driveway, step up to a composite front door leading into the

## L SHAPED RECEPTION HALLWAY

Stairs rising to first floor landing with inset mat well, opaque PVCu double glazed window to front, central ceiling light, coving, radiator, panelled door to a useful under stairs storage cupboard, door through to the

## CLOAKROOM

6'8" x 2'11"

Vanity wash hand basin, central chrome mixer, low level w.c., opaque PVCu double glazed window to front with coving, central ceiling light, radiator, vinyl floor tiles.

## SPACIOUS LIVING ROOM

27'0" x 15'11"

Narrowing to 3.91m. Walk-in PVCu double glazed bay window, coving, two ceiling lights, feature living flame effect log fire with decorative marble composition inset and hearth, , sliding patio doors to conservatory, radiator, further window, two t.v. aerial point, door through to the

## EXTENDED DINING ROOM

17'5" x 9'3"

Range of recessed down lighters, two ceiling lights, coving, radiator, PVCu double glazed french doors overlooking landscaped garden, matching PVCu window and feature archway through to the

## EXTENDED BREAKFAST KITCHEN

15'2" x 12'3"

Comprehensively re-fitted with a range of matching beech fronted base and wall units, brushed steel handles, granite work surfaces, ceramic tiling to splash back areas, under pelmet lighting, integrated double electric fan assisted oven and grill, five ring hob with wok burner, double bowl stainless steel sink with central chrome mixer tap, range of recessed ceiling down lighters, coving, PVCu double glazed window, American style fridge/freezer, integrated dishwasher, ceramic tiling to floor.

## CONSERVATORY

12'4" x 14'2"

With low level dwarf brick walls, surrounding PVCu double glazed window, pitched reinforced glazed

roof, wood laminate flooring, range of double power points, digital under floor heating, useful additional space measuring 3.82, by 1.37m, which would make an ideal storage/study area.

## FAMILY ROOM/STUDY

9'10" x 9'9"

Radiator, two PVCu double glazed windows to front, alarm control pad, central ceiling light, coving.

## FIRST FLOOR LANDING

With radiator, smoke alarm, range of recessed ceiling down lighters, coving, access to insulated part boarded loft space, panelled door to airing cupboard with large lagged copper cylinder and fitted immersion heater, door through to

## DOUBLE BEDROOM 1

12'4" x 13'4"

Radiator, PVCu double glazed window to front, coving, central ceiling light, two built-in wardrobes with bi-folding doors, hanging rail and shelf above.

## EN-SUITE SHOWER ROOM

6'6" x 5'0"

Three piece suite, low level w.c., pedestal wash hand basin with central chrome mixer, walk-in shower cubicle with mains fed shower with matching chrome fittings and shower head, ceramic tiling to full height to shower and half height to remaining, laminate tiles to floor, opaque PVCu double glazed window, radiator.

## DOUBLE BEDROOM 2

10'8" x 10'4"

Radiator, coving, central ceiling light, panelled door through to the

## EN-SUITE SHOWER ROOM

5'5" x 4'10"

Three piece suite, low level w.c., pedestal wash hand basin, central chrome mixer, walk-in shower with replacement twin shower head with matching chrome fittings, ceramic tiling to full height to shower and half height to remaining, wood laminate flooring, opaque PVCu double glazed window to side, extractor fan, coving, central ceiling light, shaver point.

## DOUBLE BEDROOM 3

14'6" x 14'6"

Coving, central ceiling light, radiator, PVCu double glazed window to front.



## DOUBLE BEDROOM 4

15'8" x 12'2"

Coving, radiator, PVCu double glazed window to side.

## FAMILY BATHROOM

Four piece white suite, re-fitted with low level w.c., large panelled jacuzzi style bath with central chrome mixer and shower attachment, large walk-in shower cubicle with mains fed shower and matching chrome fittings, vanity wash hand basin with useful cupboards below, ceramic tiling to walls and floor, wall mounted heated chrome towel rail, opaque PVCu double glazed window to rear, digital under floor heating.

## BEDROOM 5

16'5" x 6'8"

Two double glazed windows to front, radiator, coving, ceiling light.

## DOUBLE INTEGRAL GARAGE

16'6" x 15'2"

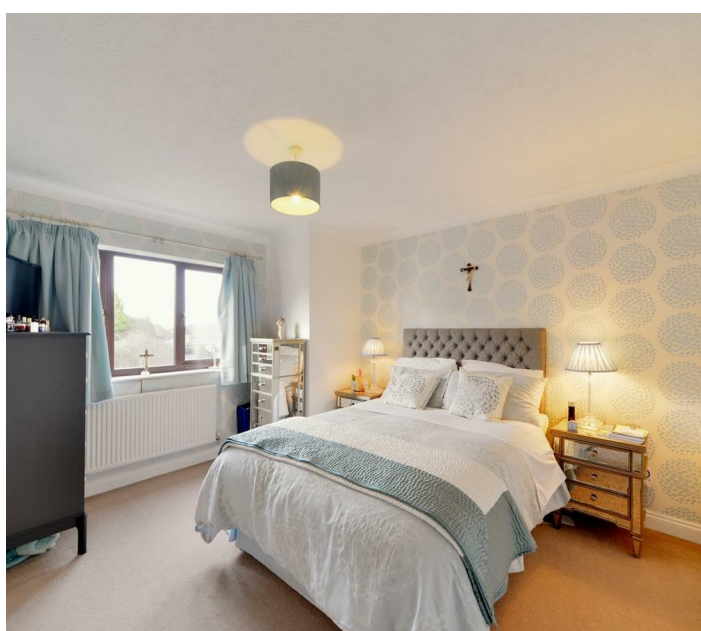
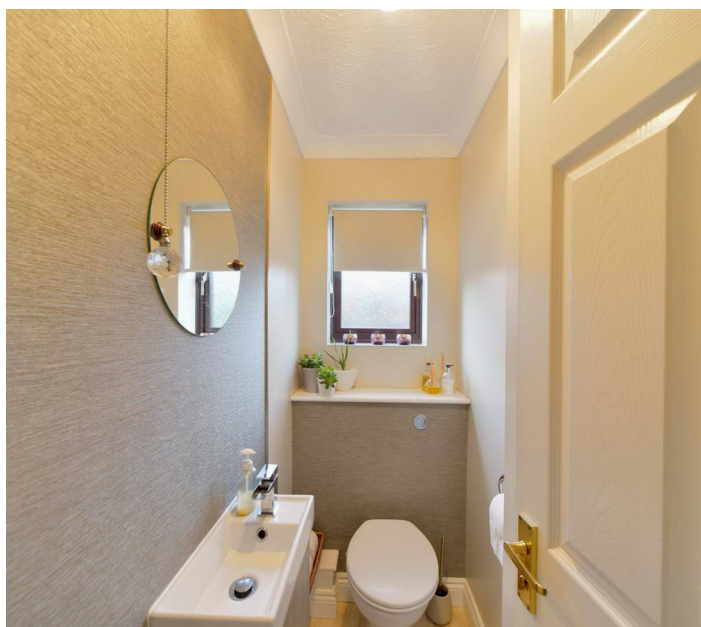
Up and over door to front, power and light, electric isolation unit, rear utility area with space and plumbing for aromatic washing machine and space for tumble dryer, range of matching base and wall units, pedestrian door to side, wall mounted Prima F boiler servicing the hot water and central heating.

## LANDSCAPED REAR GARDEN

Laid to two levels, large patio, steps up to lawned fore garden, brick retaining walls, water feature, screening hedging, well kept low maintenance borders, outside cold water tap, outside security lighting, useful side gated access which leads to the front of the property.

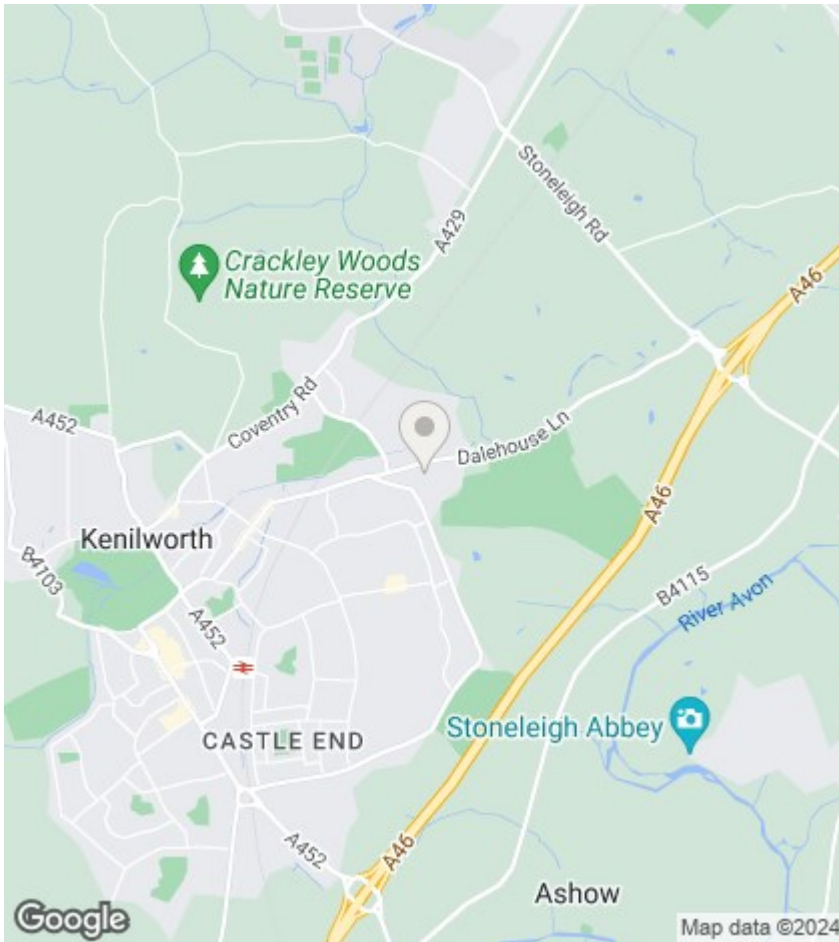
## OUTSIDE

To the front of the property there is a block paved driveway with ample parking for 3/4 vehicles.









## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

