



## Mayfield Drive, Kenilworth

£2,000 PCM

- Executive Detached House
- Fitted Kitchen With Appliances & Utility
- Front Driveway & Double Garage
- Quiet Cul-De-Sac Location
- Warwick District Council Tax Band G
- Three Reception Rooms & Conservatory
- EPC Rating C - 72
- Double Glazing & Gas Central Heating
- Four Bedrooms & Two Bathrooms
- Available 6th January 2026 Unfurnished

# Mayfield Drive, Kenilworth, CV8 2SW

A four bedroom detached house situated within this highly desirable cul-de-sac. Benefitting double glazing and gas central heating the property comprises a central hallway with cloakroom and all doors off. The through lounge has a bay window and a marble fireplace. Double doors lead into the dining room and further doors into the conservatory. The kitchen is fitted with limed oak units and has a separate utility room. The kitchen and utility include appliances. Completing the ground floor is a study. On the first floor the master bedroom has built in wardrobes and an en-suite shower room. There are three further bedrooms and family bathroom. Outside the front driveway is block paved and offers hardstanding for two vehicles and leads to the attached double width side garage. The rear garden has a patio and is mainly laid to lawn with mature borders. The property is available to let from 6th January 2026 on an unfurnished basis.



4



2



3



C - 72

Council Tax Band: G



## RECEPTION HALL

Accessed through a hardwood door with matching frosted side light window with a radiator beneath, staircase rises to the first floor landing, laminate flooring and doors off to

## CLOAKROOM

With a close coupled wc, wash hand basin and a radiator. Frosted window and tiling to full height.

## LOUNGE

22'3" x 12'0"

With laminate flooring, three wall light points and ceiling lights. Bay window to the fore with a radiator beneath and a further radiator. The focal point is provided by a marble fireplace with matching hearth and an Adams style surround housing a living flame gas fire. Double doors open into the dining room and patio doors into the conservatory.

## CONSERVATORY

10'8" x 8'9"

With tiled flooring, french doors into the rear garden and a vaulted ceiling. With venetian and roof blinds.

## DINING ROOM

12'2" x 9'5"

Laminate flooring, bay window to the rear, coving to ceiling and ceiling light.

## STUDY

8'2" x 8'10"

With a bow window to the fore, radiator and laminate flooring.

## FITTED KITCHEN

13'8" x 8'10"

Comprehensively fitted with a range of limed oak wall and base units. The base units have a stone effect roll topped work surface over with an inset single drainer sink unit set beneath the double glazed window to the rear. Tiling to splashbacks. The wall units incorporate a display cabinet. A built in dishwasher m double oven and ceramic hob with an extractor canopy over. Radiator, tiled floor and a door into the utility room

## UTILITY ROOM

5'3" x 7'5"

Continuation of the tiled flooring and having further lined oak units. With a twin double unit with stone effect roll topped work surface with an inset stainless steel sink unit with the window to the rear. Washing machine, tumble dryer and the Worcester Bosch central heating system. Door into the rear lobby.

## LOBBY

Window and door to the rear, shelving and a door into the double garage.

## LANDING

Access to loft void, radiator, airing cupboard with a lagged copper cylinder and doors off to

## BEDROOM ONE

12'9" x 12'3"

Bay window to the fore with a radiator beneath, fitted wardrobes to one wall and a door into the en-suite.

## EN SUITE SHOWER ROOM

Fitted with a white suite that comprises a vanity wash hand basin, close coupled wc and a shower cubicle with a thermostatic shower. Tiled to full height, radiator and a frosted window to the fore.

## BEDROOM TWO

12'9" x 12'7"

Laminate flooring, window to the fore with a radiator beneath.

## BEDROOM THREE

9'1" x 11'0"

Double glazed window to the rear and a radiator beneath.

## BRDROOM FOUR

8'2" x 12'0"

Window to the rear with a radiator beneath

## FAMILY BATHROOM

Double glazed window to the rear and having a scalloped white suite. Panelled bath with a thermostatic shower, pedestal wash hand basin and a close coupled wc. Radiator.

## DOUBLE GARAGE

16'8" x 17'2"

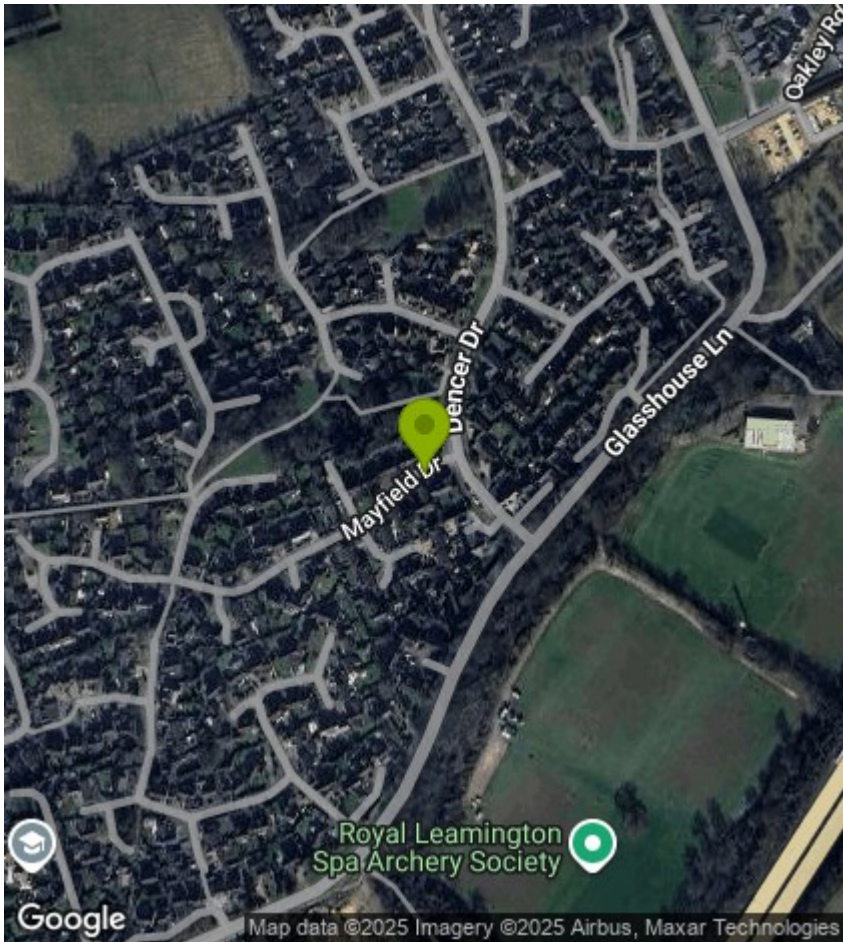
With twin up and over doors. Power and lighting laid on.

## REAR GARDEN

A paved patio leads off the rear of the house. The remaining garden is mainly laid to lawn with a timber shed and panelled fencing to the boundaries.

## FRONT DRIVEWAY

The block paved driveway offers parking for two vehicles side by side. A pathway extends to the front canopied porch with coachlight. The remaining garden is mainly laid to lawn with shrub borders.



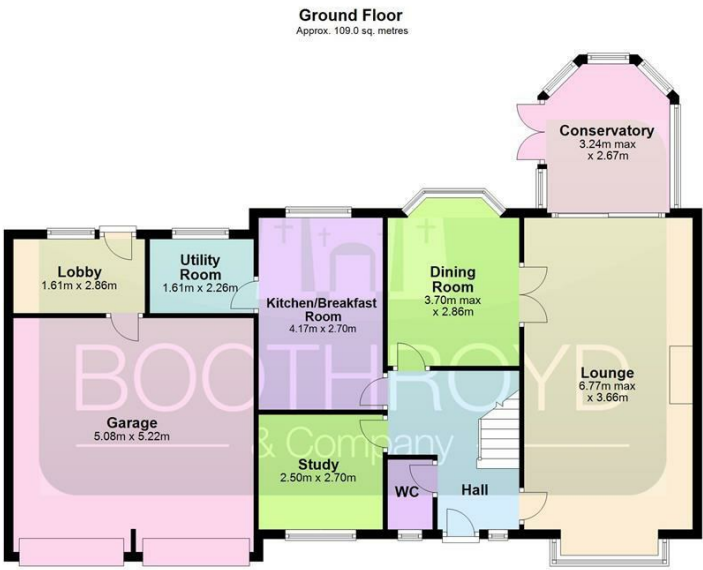
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</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	



Total area: approx. 184.1 sq. metres