



15 DENEWOOD WAY

KENILWORTH, CV8 2NY

- 4 Bedroom Detached Property
- Garage & Parking for 6 Cars
- Wide End Plot

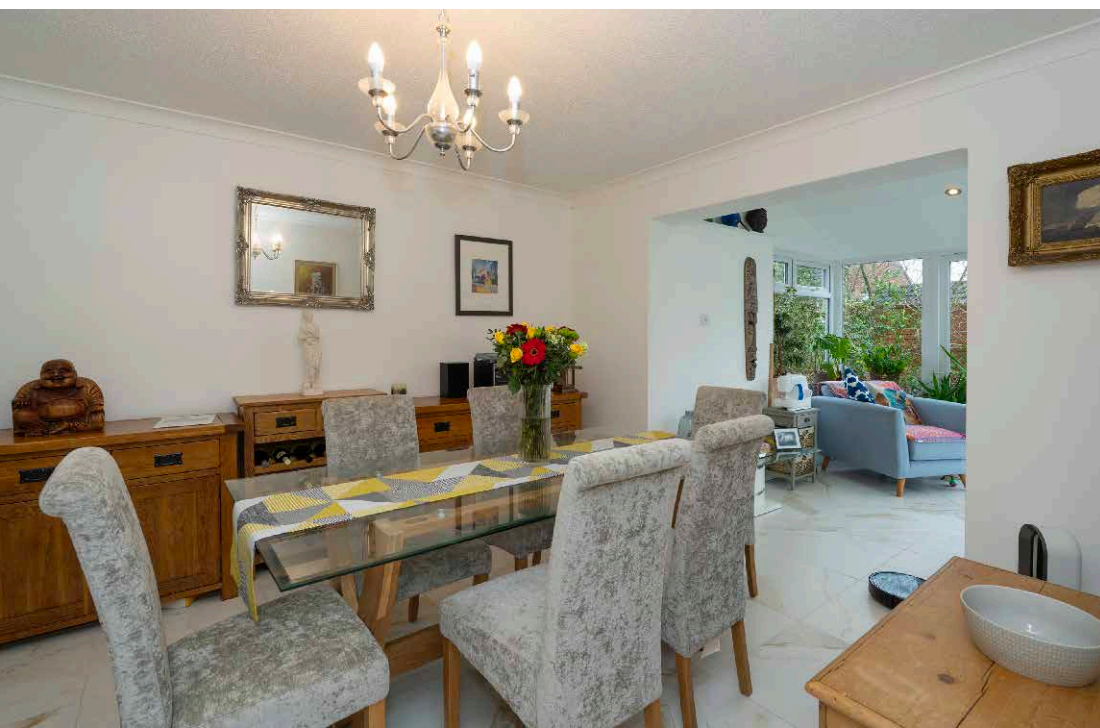


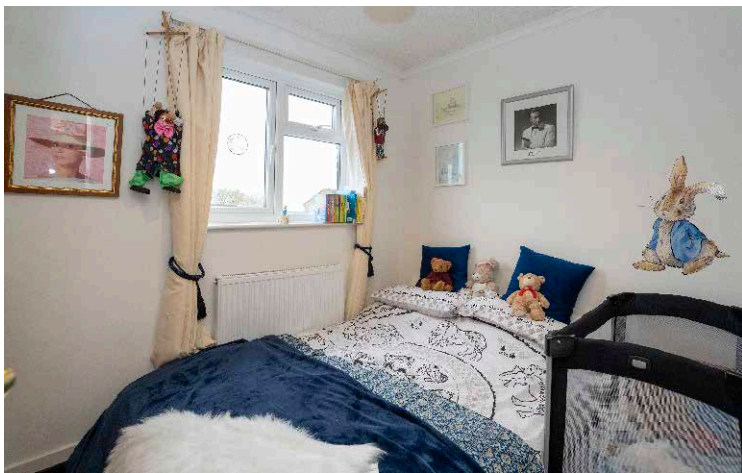
THE PROPERTY

A fantastic opportunity to purchase a deceptively spacious family home in a very popular and sought after part of Kenilworth within easy walking distance of the new impressive Kenilworth School site. The property has been greatly improved by the present owners including the addition of a fantastic garden/family room to the rear of the property which provides a relaxed space flooded with natural light and panoramic views of the corner garden plot.

The flexible accommodation briefly offers, Entrance Hall with a useful Cloakroom with WC, Lounge with a feature fireplace, Dining Room, with flowing open plan access to the fantastic Family Room - a recent addition that vastly increases the living space and a well equipped Kitchen. To the first floor there are 4 bedrooms a Family Shower Room and a cleverly designed Jack & Jill Ensuite Shower Room serving both bedrooms one and two.

Externally there is direct vehicular access to driveway leading to the adjoining brick garage with timber personal door leading through to the rear garden. On the opposite side of the property there is a second driveway which leads to a secure gated off street parking area. The rear garden sweeps round the property due to its corner position there is a Garden room which has recently be added and provides a versatile work space.





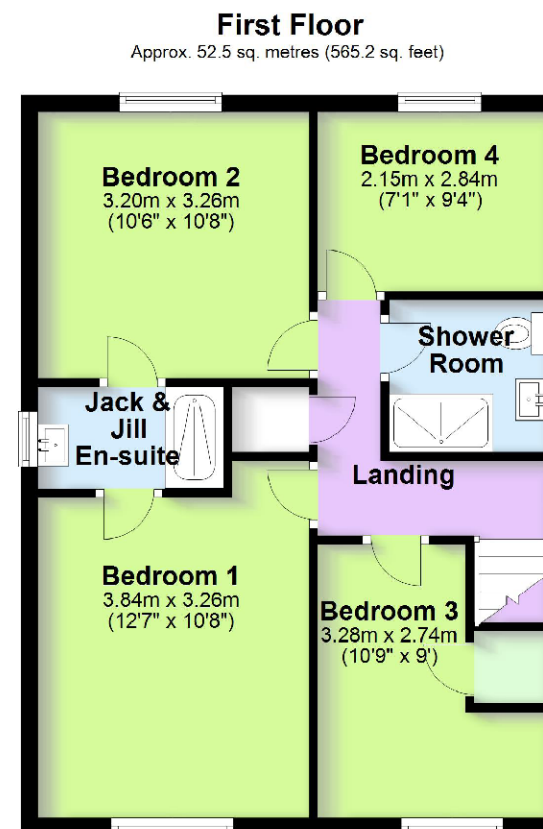
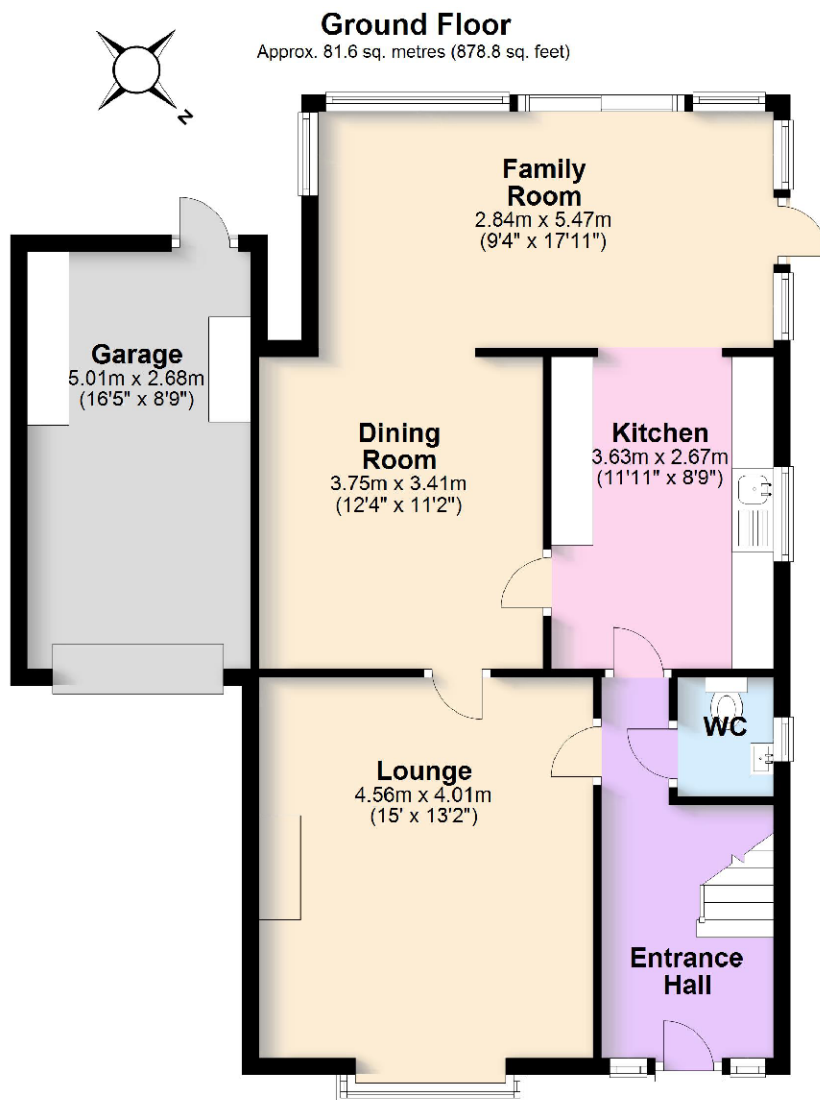
THE LOCATION

Denewood Way is found on the popular Knight Meadow estate to the south east side of Kenilworth and provides a very convenient route out to the A46 bypass, ideal for commuters in general and even better for access to Jaguar Land Rover at either Whitley or Gaydon, as well as for Warwick University.

Kenilworth Golf, Rugby, Cricket and Football clubs are all within easy reach along with a whole host of local shops and amenities. A particularly nice feature of this road is Knowle Hill Nature Reserve located adjacent to the close. With a small wooded area but mostly open, this is great for a run around with the dog and family.

Kenilworth town centre is approximately a 20 minute brisk walk away with good schooling close by at Thornes First School, Park Hill Primary School and the excellent Kenilworth Secondary School. Kenilworth enjoys many parks and open spaces. Abbey Fields, Castle Farm and Kenilworth Common are ideal for families to walk dogs and enjoy the recreational facilities.

THE FLOORPLAN



Total area: approx. 134.2 sq. metres (1444.1 sq. feet)



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