



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



Patel Close | Kenilworth | CV8 2DF

A brand new family home in the Windsor design providing 2.400sq ft of accommodation over three floors and having been newly built by Miller Homes. The property is available for occupation now having just been completed and is in a prime position within this super development. The house provides very spacious and flexible living over three floors with a second floor guest suite or master suite, on the first floor are four further double bedrooms including one with en-suite and to the outside is a double garage, double width driveway and nice rear garden that has been laid to lawn. This is one of only two properties being built to this design and it is ready for occupation now.

£979,950

- Brand New Build - Ready For Occupation
- Five/Six Bedrooms
- Double Garage
- Grand Entrance Hall



Property Description

DOOR TO

GRAND ENTRANCE HALL

A very special entry to this home with staircase to first floor. Two store cupboards, understairs storage space and smoke detector.

CLOAKROOM

With w.c., pedestal wash basin and heated towel rail.

STUDY

11' 5" x 7' 9" (3.48m x 2.36m)

Located to the front of the house with open green spinney views. Radiator.

LOUNGE

17' 5" x 11' 8" (5.31m x 3.56m)

With spinney views to the front, two radiators and double doors to

DINING ROOM

11' 8" x 8' 9" (3.56m x 2.67m)

With radiator and French doors to garden.

KITCHEN/BREAKFAST ROOM

21' 7" x 18' 4" (6.58m x 5.59m)

A wonderful open plan kitchen/dining/family room with an extensive range of cupboard and drawer units, integrated dishwasher, induction hob with extractor over, double oven and fridge/freezer. Plenty of storage units and matching wall cupboards and complementary worktops providing preparation space. Door to:

UTILITY ROOM

8' 4" x 5' 4" (2.54m x 1.63m)

With space for washing machine and tumble dryer, storage cupboard, worktops to match kitchen and wall mounted Assure boiler.

FIRST FLOOR GALLARIED LANDING

With radiator and airing cupboard housing Megaflow cylinder. Spinney views to front.

FAMILY BATHROOM

10' 2" x 8' 9" (3.1m x 2.67m)

With panelled bath, separate shower, wall basin, w.c., and towel rail. Complementary tiling.

DOUBLE BEDROOM

12' 3" x 11' 9" (3.73m x 3.58m)

With radiator.

DOUBLE BEDROOM

12' 2" x 11' 9" (3.71m x 3.58m)

With radiator.

DOUBLE BEDROOM

10' 9" x 11' 8" (3.28m x 3.56m)

With radiator, spinney views and door to:

EN-SUITE

14' 3" x 11' 2" (4.34m x 3.4m)

Having shower, w.c., and wall hanging wash basin.

Heated towel rail and complementary tiling.

STAIRCASE TO SECOND FLOOR

MASTER/GUEST SUITE WITH DRESSING ROOM & ENSUITE

On the top floor of the property is a master or guest suite which comprises a large bedroom plus an additional dressing room which can also be a sixth double bedroom if desired.

DOUBLE BEDROOM

20' 3" x 11' 9" (6.17m x 3.58m)

Having radiator, spinney views and access to roof storage space. This room can be the dressing room or guest sitting room.

DOUBLE BEDROOM

20' 4" x 15' 8" (6.2m x 4.78m)

With spinney views, two radiators and door to:

EN-SUITE

12' 0" x 5' 11" (3.66m x 1.8m)

With shower, bath, two vanity sink units, w.c., and complementary tiling.

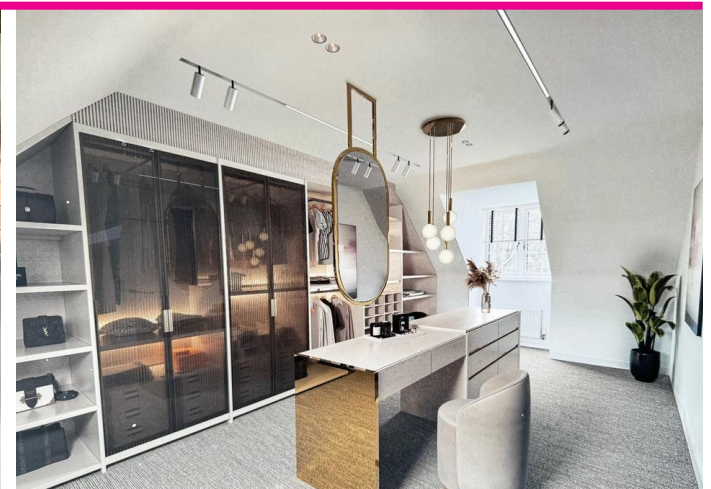
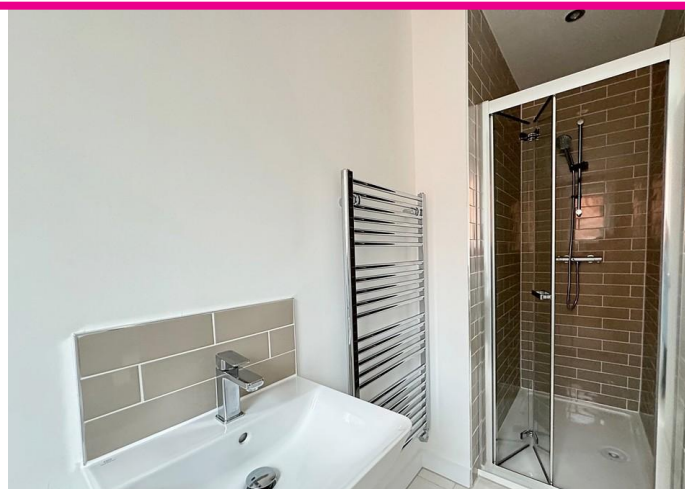
OUTSIDE

DOUBLE GARAGE

With twin up and over doors plus additional driveway parking in front of the garage.

GARDEN

A gate at the side of the driveway leads to the sunny, south facing rear garden which has been laid to lawn and has a patio area.



Tenure

Freehold

Council Tax Band

TBC

Viewing Arrangements

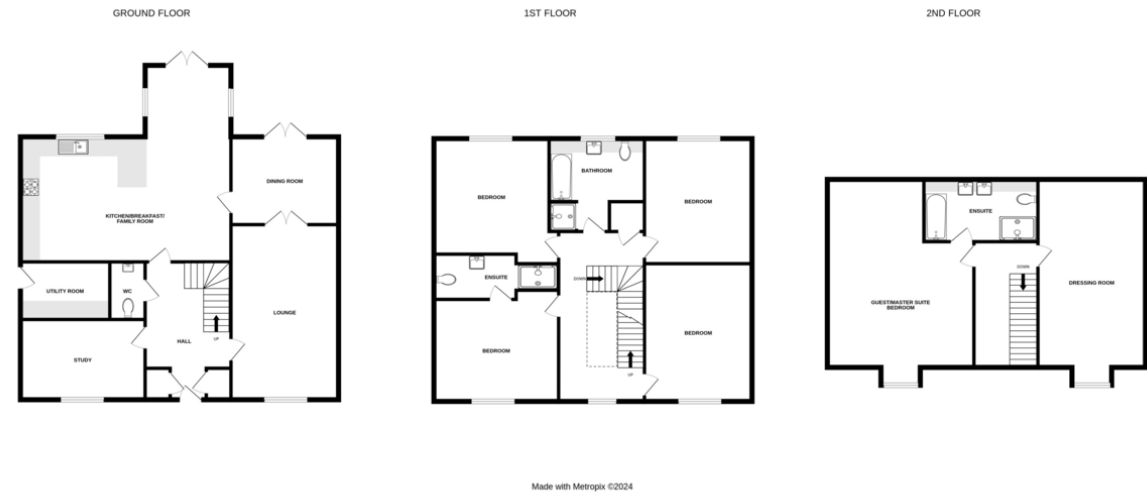
Strictly by appointment

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AWAITING EPC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements