



Inchbrook Road, Kenilworth, CV8 2EX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully presented detached dormer bungalow offering flexible living accommodation throughout and being positioned on a generous plot with wonderful gardens on this highly sought after location.

This impressive home comprises of an entrance hallway, bay fronted sitting room to the front, living room, further sitting room with views over the garden, spacious and modern kitchen, separate utility room with store room, a family/play room plus a family bathroom. Whilst to the first floor there are two bedrooms one with an ensuite.

Of particular note to this property is the wonderful private garden to the rear. This is made up of an impressive mix of mature trees, shrubs and bushes with well kept borders. The garden offers a tremendous amount of privacy throughout the seasons and also has an ornamental pond, seating area, plus a large garden room offering a multitude of uses but currently used as a games room. To the front of the property there is ample off street parking and a well stocked front garden.

A viewing is highly recommended on this impressive family home to appreciate all that is on offer and the favoured position on this quiet road.





Key Features

- Superbly presented detached dormer bungalow
- Sought after cul de sac location
- Impressive gardens to the front and rear
- Ample off street parking
- Flexible accommodation
- Garden room offering numerous uses
- Large contemporary styled kitchen
- Main bedroom with ensuite
- In excess of 1700 sq ft
- Energy rating D

Guide Price
£650,000

Entrance hallway

Sitting room

14'1 x 10'5

Living room

15'11 x 10'5

Sitting room

11'1 x 11'1

Kitchen

18'2 x 15'4

Utility room

Store

Play room

9'3 x 8'7

Family bathroom

Bedroom

11'6 x 10'1

Main Bedroom

18'8 x 16'11

Ensuite

Garden room

15'7 x 11'5

Tenure : Freehold

Local authority : Warwick

Tax band : E







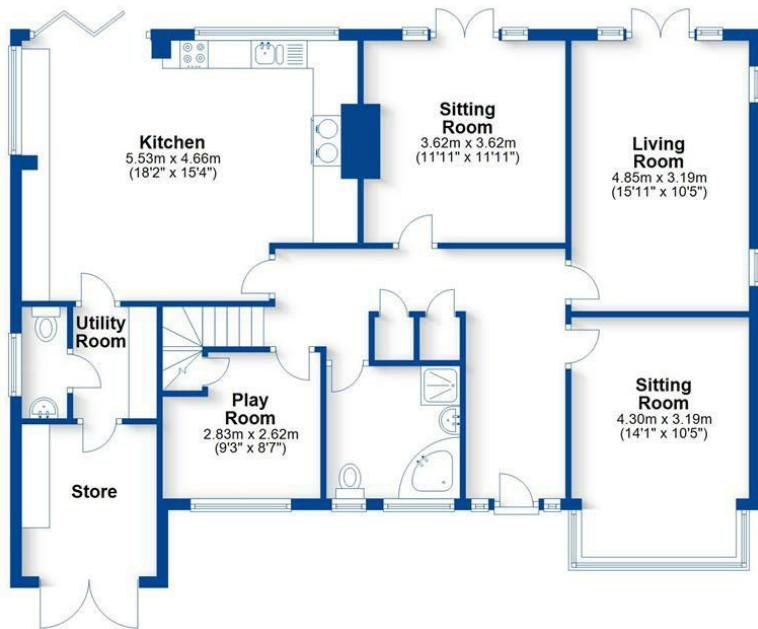
Floorplan

Ground Floor
Approx. 111.4 sq. metres (1198.9 sq. feet)



Garden Room
4.74m x 3.48m
(157" x 115")

Total area: approx. 162.4 sq. metres (1748.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Garden Room



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Warwick

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

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