



Beard Close | Kenilworth | CV8 2RA

Asking price £874,995



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Key features

- Detached Property
- Five Bedrooms
- Double Garage
- EPC Rating: B

Description

Kingsway Estate Agents are pleased to present this exceptional five-bedroom detached residence, situated within the prestigious and highly sought-after Kenilworth Gate development.

Upon entry, a generous reception hallway provides access to an elegant living room, featuring French doors that open onto the private rear garden. The well-appointed open-plan kitchen and dining area extends into a charming garden room, also benefitting from patio doors that lead directly outside. The modern kitchen features high-end integrated appliances and an island. A separate utility room and guest W/C offer additional convenience on this floor.

The first floor hosts an impressive principal suite complete with a luxurious en-suite bathroom and bespoke fitted wardrobes. Three further spacious double bedrooms, a versatile fifth bedroom, and a contemporary family bathroom complete the accommodation.

Externally, the property benefits from a generous rear garden, a double garage, driveway parking for two cars, and an EVC charger.

Set within the charming town of Kenilworth, the development offers excellent amenities, well-regarded schools, and convenient links to Coventry, Warwick, Leamington Spa, and Birmingham.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

PLOT 65 – THE WIXFORD, KENILWORTH GATE

EPC Rating: B

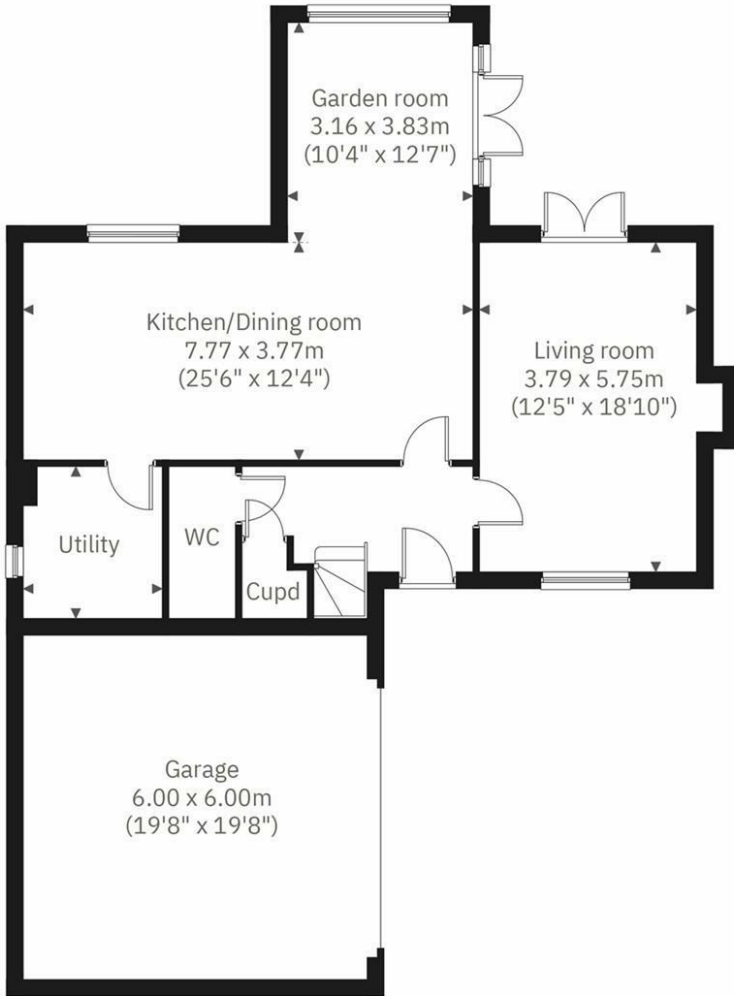








Floor plans



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



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