



Hawkesworth Drive, Kenilworth, CV8 2GP

Property Description

VIEWINGS COMMENCE SATURDAY 24TH MAY -
BEAUTIFULLY REFURBISHED TOWNHOUSE

No expense has been spared over the past few years in renovating this impressive, modern living lifestyle property. Located in a quiet cul-de-sac close to protected parkland such as Crackley Woods, Kenilworth Common and Abbey Fields, ideal for dog walking escaping to countryside without getting in a car. Locally there are shops, restaurants and public houses all within easy reach. This property is spread over three floors and in brief comprises of;

Ground floor - entrance hall with Karndean flooring and custom built understairs storage provides access to garage, home office / bedroom three, downstairs W/C and Utility room providing access to the rear garden. staircase with glass balustrade leading to;

First floor - is open plan with large UPVC windows at each end helping to maximise natural light. Karndean flooring is fitted throughout. The refitted kitchen has floor and wall mounted units along with granite worktop. A range of fitted appliances such as Bosch induction hob, fitted Miele dishwasher, large built-in fridge and separate freezer integral microwave, and storage closet housing combination boiler. A breakfast bar visually separates the space from the main living area. This floor has a mist water fire system fitted.

Second floor - Two double bedrooms with electric blinds, with the principal bedroom benefiting from a walk-in wardrobe with light sensor. There is also a shower room located on this floor

Landscaped Rear Terrace - The rear of the property has been beautifully landscaped using porcelain tiles and industrial steel. Each level curating collections of seasonal plants reaching up to the sun terrace at the top.

The property is fully double glazed with electric blackout blinds in most rooms. It has an integral garage which could be converted subject to necessary planning permissions along with off street parking. This house has the wow factor and must be seen!





Key Features

- Recently renovated townhouse
- Quiet cul-de-sac location
- Close to shops and Michelin starred restaurant
- Open plan living space
- Three bedrooms
- Shower room
- Separate utility room
- Landscaped rear garden
- Garage and off street parking
- Close to protected parks



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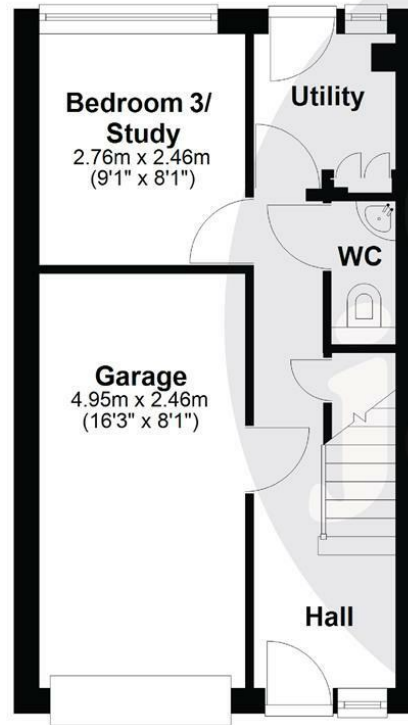


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Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



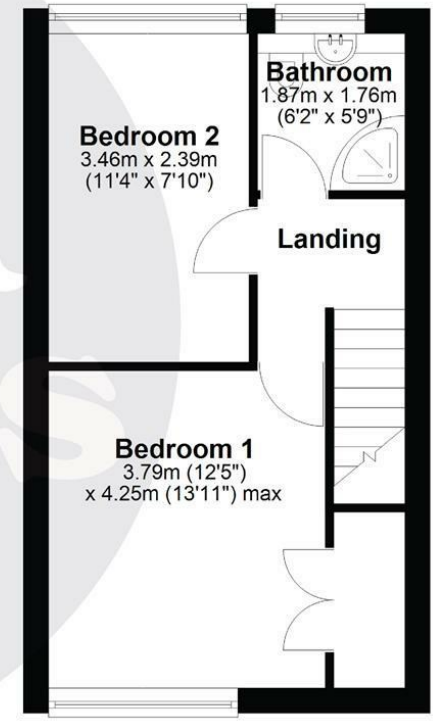
First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

