





## Property Description

An exciting opportunity to purchase this impressive home with well-proportioned rooms throughout. Having benefited from an extension, this family home gives the new buyers the opportunity to move in with little fuss! A FIVE BEDROOM end of terrace property with private rear garden and ample off road parking in a great, easily accessible location on the south side of Kenilworth, into the town centre and its amenities. PLEASE CALL NOW AS VIEWING IS ESSENTIAL.

## Approach

Situated on a corner plot, ample driveway with dropped kerb and off road parking for three vehicles.

## Entrance Hall/porch

With external door to front elevation,

## Cloakroom

Downstairs WC with wash hand basin, wc, radiator and double glazed circular window to front elevation.

## Lounge

12' x 15' ( 3.66m x 4.57m )  
Spacious lounge with double glazed window to front elevation and radiator. Double French doors into the kitchen/diner.

## Additional Reception Room

22' 8" x 11' 2" ( 6.91m x 3.40m )  
Extended from the original property, this additional living space could be used for a variety of purposes. With windows to the front and a separate front facing, composite door to enter if required and a door into the rear garden. Stainless steel sink with cupboards underneath and tiling to the splash back.

## Kitchen/diner

15' x 11' ( 4.57m x 3.35m )  
Fitted kitchen with a range of wall and base units, sink and drainer unit with work surfaces over. Space for fridge freezer, dishwasher and cooker; double glazed patio doors to rear garden, window, half glazed doors through to utility room and radiator.

## Utility Room

Useful utility room with tiled floor and part tiled walls, work top, boiler, space and plumbing for white goods and double glazed windows and door to rear garden.

## Landing

With stairs rising from ground floor and an airing cupboard containing a radiator. Access to two loft spaces, part boarded with pull down ladders.

## Bedroom One

13' x 9' 4" ( 3.96m x 2.84m )

Double glazed window to front elevation, built in wardrobe and radiator.

## Bedroom Two

9' x 12' 8" ( 2.74m x 3.86m )

Double glazed window to front elevation, built in wardrobe and radiator.

## Bedroom Three

7' 9" x 9' 3" ( 2.36m x 2.82m )

Double glazed window to rear elevation, built in wardrobe and radiator.

## Bedroom Four

8' 9" x 9' 2" ( 2.67m x 2.79m )

Double glazed window to rear elevation and radiator.

## Fifth Bedroom / Study

6' 4" x 10' 2" ( 1.93m x 3.10m )

Fifth bedroom with radiator and double glazed window to front elevation. Currently being used as a study.

## Bathroom

Bathroom suite with wash hand basin, bath with shower over, radiator and obscured double glazed window to rear elevation.

## Wc

Separate WC with wash hand basin, radiator and double glazed window to rear.

## Outside

### Rear Garden

Rear garden with patio area from rear of property, mature shrubs, timber shed, greenhouse, gazebo, small pond and lawned area.

## Integral Storage

Brick built storage with external door









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

**T 01926 857 461**  
**E kenilworth@atkinsonstilgoe.co.uk**

29 Warwick Road  
 KENILWORTH CV8 1HN

**EPC Rating: C**

Tenure: Freehold

**view this property online [atkinsonstilgoe.co.uk/Property/KEN304742](http://atkinsonstilgoe.co.uk/Property/KEN304742)**



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