





Property Description

A fantastic opportunity to purchase a four bedroom detached family home within walking distance to Kenilworth Town Centre. The property benefits from having flexible and adaptable living accommodation to suit a range of needs, having two double bedrooms and a further bedroom upstairs. The property also offers a further "annex" bedroom on the ground floor offering en suite facilities, with the prospect of an additional fifth bedroom currently used as an office. Kenilworth town centre offers various independent shops and boutiques, including the high end supermarket Waitrose, local pubs and restaurants. The local Ofsted-rated 'Good' Thorns Infant school and the 'Outstanding' Kenilworth Secondary school are both within close proximity. Call to view now!

Entrance Porch

Double glazed door to front elevation.

Entrance Hall

Double glazed door and window to front elevation, understairs cupboard and radiator.

Kitchen/ Diner

19' 9" x 11' 11" (6.02m x 3.63m)

Double glazed window to front elevation. Kitchen fitted with a range of wall and base units incorporating work surfaces, sink/drainers and tiled splashback. Integrated double electric oven, electric induction hob and cooker hood, integrated fridge/freezer and dishwasher. Double doors leading to lounge.

Main Lounge

19' 8" x 11' 10" (5.99m x 3.61m)

Double glazed bow window to rear elevation and double glazed doors. Inglenook gas fireplace. Wall lights, radiator and television point.

Family Room/study/5th Bedroom

12' 2" x 12' (3.71m x 3.66m)

Double glazed window to rear elevation and radiator.

Cloakroom

Comprising of wash hand basin, W/C and being fully tiled.

Utility Room

4' 10" x 4' (1.47m x 1.22m)

Space for washing machine and tumble dryer.

Sitting Room

12' 3" x 12' (3.73m x 3.66m)

Double glazed window to front elevation, radiator and television point. Providing access to;

Bedroom 4

8' 10" x 7' 6" (2.69m x 2.29m)

Double glazed window to front elevation, built in wardrobe/storage. Walk- in shower and separate cloakroom with wash hand basin and w/c. Double glazed door to rear providing access to the rear garden.

Shower Room

Walk in wet room shower.

Cloakroom

Vanity wash hand basin and W/C.

Hallway

Hallway with stairs providing access to;

Upstairs

Landing

Stairs from hallway, loft access and radiator.

Bedroom 1

14' x 12' (4.27m x 3.66m)

Double glazed window to rear elevation, built in cupboard/wardrobes, radiator and television point. Access to;

En-Suite

Suite comprising of shower cubicle and wash hand basin.

Bedroom 2

17' 4" x 12' Max (5.28m x 3.66m Max)

Double glazed window to side elevation, built in cupboard/wardrobes, radiator and television point.

Bedroom 3

9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed window to side elevation and radiator.

Bathroom

Double glazed window to side elevation. Suite comprising of bath with mixer taps, shower, wash hand basin and extractor fan. W/C and fully tiled.

Outside

Front Garden

Large block paved driveway providing parking for several vehicles with dropped kerb. Scope to create additional parking.

Rear Garden

Large block paved patio area with pond. Area laid to lawn with borders and trees.









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

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EPC Rating: D

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