





Property Description

A deceptively spacious link detached modern property with three bedrooms located on the north east side of the desirable town of Kenilworth offering convenient access to both the town centre, the A46 and Warwick University and Westwood Business Park. The property is in a good location situated at the end of a cul de sac and benefits from gas fired central heating, double glazing and driveway parking. The property has a spacious lounge area with bi fold doors opening through to the modern kitchen giving a great space for family life and entertaining. The study/bedroom on the second floor gives fabulous views of Kenilworth and there is a great office/studio room in the garden with heating and electricity.

Approach

Block paved driveway leading to the front entrance.

Hallway

Inviting hallway with stairs to first floor leading off and doors to the Cloakroom and storage cupboard.

Cloakroom

With white suite and part tiled wall. WC and basin, radiator and window to the side.

Lounge

20' 5" x 14' (6.22m x 4.27m)

Spacious lounge with space for two double sofa's, feature wall, log burner and wooden flooring. Window to the front and to the rear and bi-fold doors opening up into the Kitchen/Dining Room giving a great space and double doors leading to the garden.

Kitchen/Dining Room

Irregular Shaped Room x (x)

Fabulous high specification kitchen with floor and wall units with co-coordinating work surfaces and integral appliances and washing machine, dishwasher, fridge freezer, a professional Lamona double gas hob and oven with cooker hood. With ceiling light fixtures and a stylish kitchen island with matching units under and further room for a family table and chairs with down lighting feature. Wall radiator and Velux window and fabulous bi-fold doors leading out into the patio area of the garden being perfect for outdoor entertaining and living.

Landing

Stairs leading to the first floor fresh and airy landing. Carpeted, with doors to the bedrooms and bathroom. Boiler cupboard and window to the front and further stairs leading up to the Second Floor to Bedroom One.

Bedroom Two

12' 2" x 11' 4" max (3.71m x 3.45m max)

Tasteful double bedroom with wall radiator, carpeted with window to the side and rear. Walk in area with two fitted cupboards/wardrobe storage.

Bedroom Three

Irregular Shaped Room x (x)

Character double bedroom with alcove ceiling with a window to each side, being the front and rear. Carpeted and with built in storage and a radiator.

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)

From stairs on the First Floor leading up to the fabulous master bedroom. This double room has stunning 360 degree views over the local area from the wrap around windows and could also be used for a study or other requirement to suit your lifestyle.

Bathroom

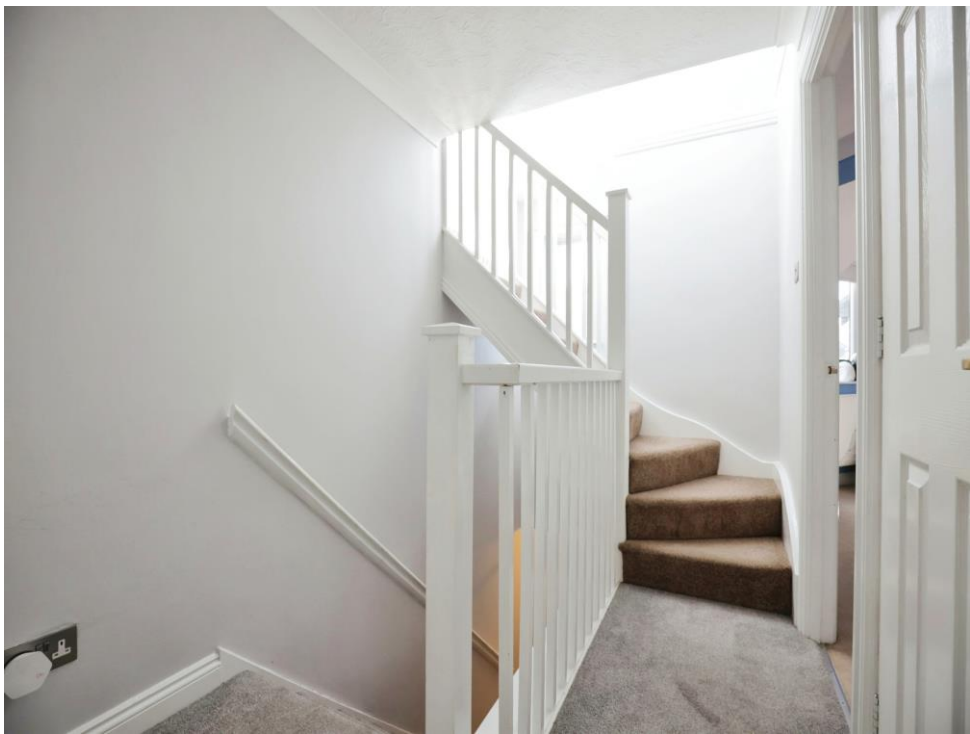
8' x 6' (2.44m x 1.83m)

Modern bathroom with white suite, comprising bath and separate shower, WC, rectangle wash basin with built in vanity unit beneath and useful wall storage. Tiled floor and window.

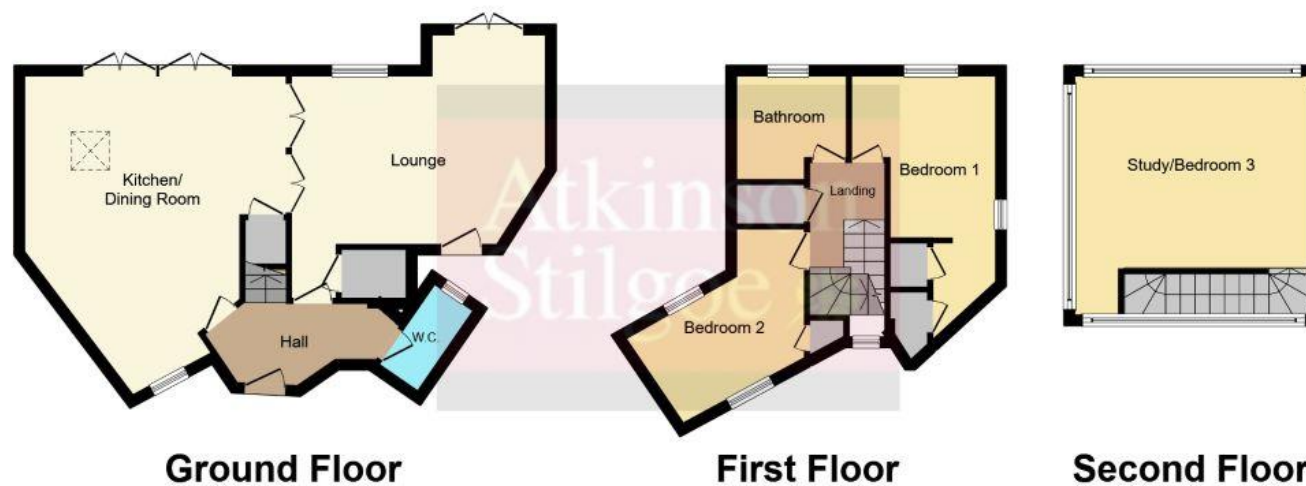
Outside

The ample garden comprises patio area leading from the bi-fold doors onto the lawned area with delightful part enclosed patio dining area with shrubs and wall lighting. At the rear is the fabulous home office/gym with heating and electricity which gives you the choice to use to suit your requirements. Off street parking is available to the front as well as the private drive.









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EPC Rating: Awaiting

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