





## Property Description

Located in a sought after area of Kenilworth ,this is an immaculately presented four bed detached property.

Still benefiting from NHBC warranty, this is a fabulous opportunity to purchase this well presented detached house in a quiet cul de sac with ample off street parking and a garage.

Welcoming entrance leading to the property, with a good sized lounge, downstairs toilet, open/plan kitchen diner with bi-fold doors opening up into the garden. To the first floor there are three good sized bedrooms and the family bathroom. To the second floor there is the master with an ensuite.

Externally, there is a private rear garden, mainly laid to lawn with a patio area.

## Approach

Via pathway to front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to first floor, a radiator and access to:

## Downstairs W/C

Downstairs w/c with wash hand basin, low level w/c, radiator and a double glazed window to front elevation.

## Lounge

16' 3" x 10' 6" ( 4.95m x 3.20m )

Bay fronted lounge with electric fire, double glazed window to side elevation and a radiator.

## Kitchen/Diner

19' 4" x 13' 2" ( 5.89m x 4.01m )

Open plan kitchen/diner with integrated fridge/freezer, dishwasher oven and hob and washing machine. With a stunning kitchen island there is ample space to entertain with bi-fold doors to the rear garden. There is a storage cupboard and a double glazed window to rear elevation.

## First Landing

Stairs leading from entrance hallway, double glazed window to side elevation and access to bedroom two, three and four and the family bathroom.

## Bedroom Two

13' 11" x 10' 10" ( 4.24m x 3.30m )

Built in wardrobes with sliding doors, double glazed window to rear elevation and a radiator.

## Bedroom Three

10' 11" x 10' 10" ( 3.33m x 3.30m )

Built in wardrobes with sliding doors, double

glazed window to front elevation and a radiator.

Single garage with light and electric, off-road parking for two cars in front.

### Bedroom Four

9' 2" x 8' 5" ( 2.79m x 2.57m )

Double glazed window to rear elevation and a radiator.

### Second Landing

Double glazed to side elevation and a storage cupboard

### Bedroom One

22' 2" x 14' 2" ( 6.76m x 4.32m )

Built in wardrobes/ storage cupboards, two radiators and a double glazed window to front elevation.

### Ensuite

Three piece suite with shower, low level w/c and wash hand basin. Sky light and a heated towel rail.

### Outside

### Rear Garden

Fence enclosed garden to rear, mainly laid to lawn with patio area.

### Garage & Parking









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**EPC Rating: B**

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