







### Property Description

Tucked away in the sought-after and peaceful setting of Seymour Green, Kenilworth, this beautifully presented five-bedroom detached family home offers generous living space, modern finishes, and superb versatility for contemporary family life.

Boasting five spacious bedrooms, this home includes two luxurious en-suite bathrooms and a stylish family bathroom, perfectly catering to the needs of a growing household. At the heart of the home is a large kitchen/breakfast room featuring a central breakfast bar, integrated appliances, and direct access to a dining room, creating a perfect space for entertaining and family meals. A separate utility room with rear access adds practicality, while a cloakroom on the ground floor enhances everyday convenience. The ground floor offers ample living space with a generously proportioned separate living room ideal for relaxation, and the dining room seamlessly connected to the kitchen for open-plan versatility.

Outside, enjoy a private north-facing rear garden with side access, ideal for outdoor dining and children's play. The property also benefits from a detached double garage and driveway parking for several vehicles.

This is a fantastic opportunity to secure a spacious, well-designed home in one of Kenilworth's most desirable residential areas in a perfect location for highly sought after local primary and secondary schools and just a short drive to Kenilworth town centre.

### Entrance Hall

Spacious entrance hall with parquet flooring

### Cloakroom

With wc and wash basin off the main hallway

### Lounge

23' 2" x 13' 5" (7.06m x 4.09m )  
Spacious living area overlooking the front aspect of the property, with double glazing and GCH

### Dining Room

14' 6" x 7' 9" (4.42m x 2.36m )  
Dedicated dining room off the main kitchen overlooking the rear aspect of the property to a private rear garden.

### Reception Room 3

13' 2" x 13' 4" (4.01m x 4.06m )  
Situated off the main hallway, ideal as a snug and/or office and guest bedroom.

### Kitchen

26' 10" x 16' 4" (8.18m x 4.98m )  
Large open plan living area with breakfast bar and integrated kitchen overlooking rear aspect of the property with back door and leading to conservatory.

### Utility Room

8' 2" x 6' 5" (2.49m x 1.96m )  
Leading to side door access with fitted units for tumble dryer/ washing machine and other utilities

### Landing

Spacious landing with thermostatic heating controls including access to boarded loft with ladder access and additional sitting area overlooking front aspect of property.



## Bedroom 1

23' 2" x 13' 5" (7.06m x 4.09m)  
Large principal bedroom with dressing area and triple wardrobes off the en suite bathroom overlooking front aspect of property.

## En Suite

10' 5" x 7' 11" (3.17m x 2.41m)  
Spacious 4-piece en suite bathroom with walk-in shower, wc, wash basin and heated towel rail including porcelain tiles to floor and wall.

## Bedroom 2

13' 6" x 13' 11" (4.11m x 4.24m)  
Double bedroom overlooking front aspect with en suite.

## Ensuite

8' 6" x 5' 2" (2.59m x 1.57m)  
With shower cubicle, wc, wash basin and heated towel rail

## Bedroom 3

13' 6" x 10' 3" (4.11m x 3.12m)  
Double bedroom with 2 windows, tv point, GCH and double glazing

## Bedroom 4

10' 4" x 8' 4" (3.15m x 2.54m)  
Double room with window overlooking side aspect

## Bedroom 5

10' 6" x 8' 6" (3.20m x 2.59m)  
Spacious room, ideal as an office or guest room overlooking side aspect

## Bathroom

9' 1" x 6' 11" (2.77m x 2.11m)  
3 piece white suite bathroom with bath and mains fed shower, wc, wash basin and heated towel rail

## Rear Garden

Private north facing rear garden with brick-built perimeter including lawn, patio and side access to front with direct access to double garage.

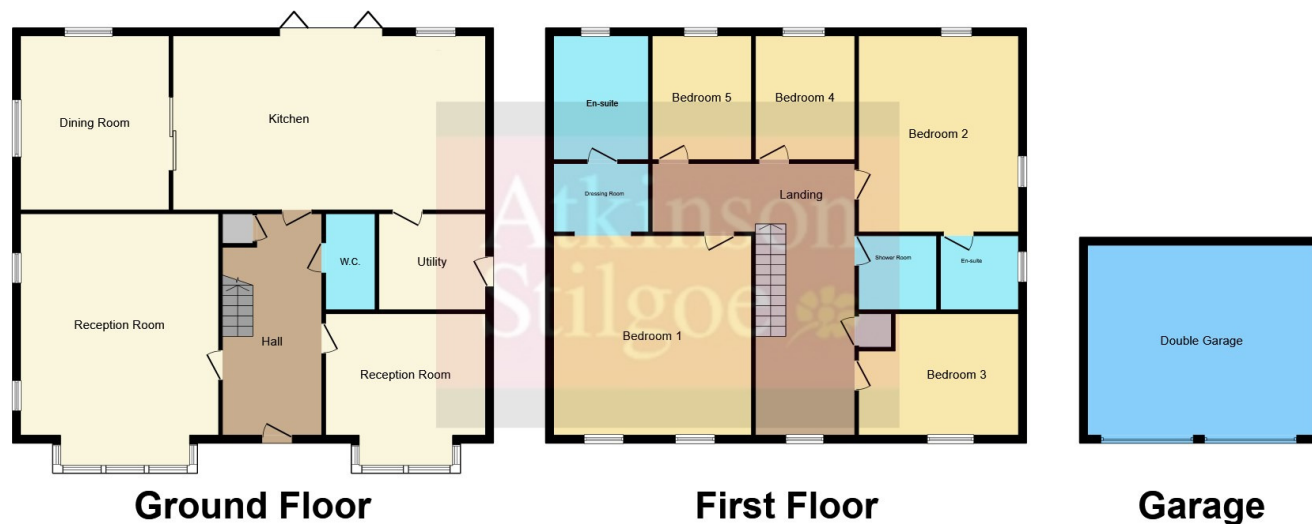
## Detached Double Garage

Twin doors to front, power and eaves storage space

## Tenure

The property is freehold.





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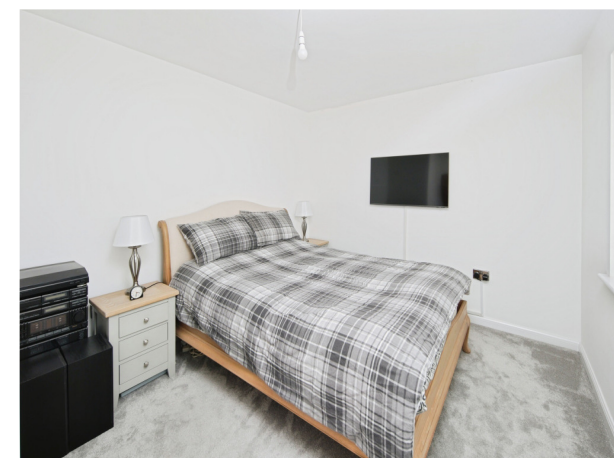
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EPC Rating: Awaited  
 Council Tax Band: H

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