





Property Description

Fabulous four bedroomed property with two ensembles, located in an appealing cul de sac in the sought after historic town of Kenilworth. The property has ample parking to the front, along with a useful covered carport, garage and sizeable covered patio to the rear with lawned garden. Internally, there is great living space with a substantial open plan lounge/kitchen area with bi-fold doors onto the rear garden for entertaining and family living. The property is within close proximity to a very popular primary school with preschool, Ofsted rated good and a short distance to Kenilworth Town centre, with its variety of shops, including Waitrose, popular restaurants and coffee shops and close to the enchanting Abbey Fields and Kenilworth Castle.

Approach

Appealing paved drive with parking for numerous vehicles with a useful side car port leading to the garage and side entrance main door to the property.

Hallway

Doors to the Ground Floor rooms and staircase to the First Floor. Wood flooring with radiator and understairs open storage.

Lounge

18' 7" x 11' 10" (5.66m x 3.61m)
Lounge area with large window to the front providing natural sunlight to the room. Feature multi purpose log burner. Wooden flooring throughout leading into the kitchen area.

Kitchen

17' 4" x 11' 11" (5.28m x 3.63m)
The kitchen benefits from the marvellous open plan living space from the lounge, creating a combined length of almost 36 foot to create a living space to suit your own requirements. The kitchen has a range of solid cherrywood base and wall units with co-ordinating granite work surfaces, dishwasher, space for a fridge

freezer and fabulous Lacanche range cooker. Useful breakfast bar and ceiling downlights. Bi fold doors create an appealing entrance onto the patio area for outdoor entertaining and living.

Bathroom

Tiled bathroom with white suite comprising bath and shower over, pedestal sink and WC with window to the side.

Bedroom Three

11' 10" x 10' 3" (3.61m x 3.12m)
Double bedroom with wooden flooring, radiator and window with door leading out onto the patio area and garden.

Bedroom Four

11' 10" x 10' 3" (3.61m x 3.12m)
Wooden flooring, radiator and window to the front of the property. The boiler is housed within here in a cupboard.

Landing

With stairs rising from entrance hall with eaves storage and loft access.

Bedroom One

16' 7" max x 10' 8" excluding recess (5.05m max x 3.25m excluding recess)
Double bedroom, radiator, window to the rear and side. Door leading into the ensuite.

Ensuite

White suite comprising bath with shower over and screen, pedestal sink and WC. Heater and velux style window.

Bedroom Two

13' 9" max x 10' 4" (4.19m max x

3.15m)

Double room with window to the front, radiator and door leading to the ensuite.

Ensuite

Comprising shower, cloakroom sink, WC and velux style window.

Outside

Mature garden with laid to lawn and shrubs with sizeable paved patio area with covered panels creating a great area for outdoor entertaining. There is a shed for storage and from the garden is side access to the ample garage with side window and individual door to the WC. Separate storage with door to the side which leads out into the carport area leading to the front of the property.





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EPC Rating: E

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Tenure: Freehold



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