



MATTHEW JAMES

Property Services



9 Thomas Bates Road, Kenilworth, CV8 2BT

£499,995

**** COME AND SEE THE PROPERTY FOR YOURSELF - CALL US NOW TO BOOK **** THREE BEDROOMS... SEMI-DETACHED... MASTER EN-SUITE... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... OFF ROAD PARKING FOR TWO VEHICLES WITH EV CHARGING POINT... Located on the sought after Kenilworth Gate development, this beautiful 'Lapworth' style three bedroom semi-detached property really does need to be viewed. Having parking for two cars with EV charging point, its perfect for those that commute as the motorway network is just a short drive away. The 'Lapworth' is a highly sought-after three-bedroom semi-detached home, crafted with the demands of modern living in mind. The open plan kitchen and dining area creates a vibrant and versatile space, ideal for entertaining guests or enjoying family dinners. A spacious and separate living room offers a relaxing space, with French doors that open onto the larger than average rear garden. The upstairs layout is equally impressive, featuring three well-proportioned bedrooms, with the master bedroom boasting a private en-suite. To complete the first floor, you will find the family bathroom and two additional storage cupboards. Is this the perfect next home for you and your family? Call us now to book your appointment to view!

Front Garden



Having planted beds and accessed via a paved pathway that leads to the front door and into the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Ground Floor Cloakroom

Having a low level flush WC, wash hand basin and tiling to all splash prone areas.

Kitchen Dining Room

11'12 x 15'8 (3.35m x 4.78m)



Having dual aspect windows with a range of modern wall, base and drawer units with quartz work tops and up-stands over, integrated appliances including fridge, freezer and dishwasher and ample space for a table and chairs.

Living Room

19'4 x 12'3 (5.89m x 3.73m)



Having double glazed French doors to the rear elevation with picture windows to the side.

First Floor Landing



Having balustrade, airing cupboard storage and doors leading off to:

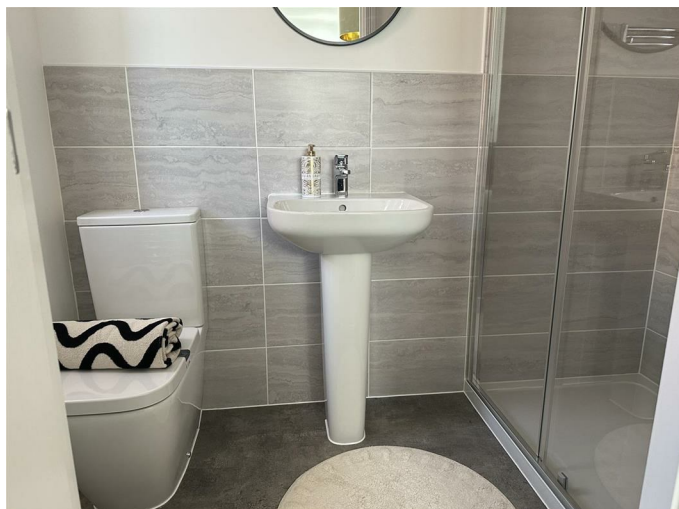
Bedroom One

11'3 x 10'9 (3.43m x 3.28m)



Having a window to the front elevation and door leading off to:

Master En-Suite



Having a double obscure glazed window to the side elevation, walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail and modern tiling to all splash prone areas.

Bedroom Two 13'1 x 9'8 (3.99m x 2.95m)



Having a window to the rear elevation.

Bedroom Three 9'8 x 9'5 (2.95m x 2.87m)



Having a window to the rear elevation.

Bathroom



Having a window to the side elevation, panel bath, pedestal wash hand basin, ladder style heated towel rail and modern tiling to all splash prone areas.

Rear Garden

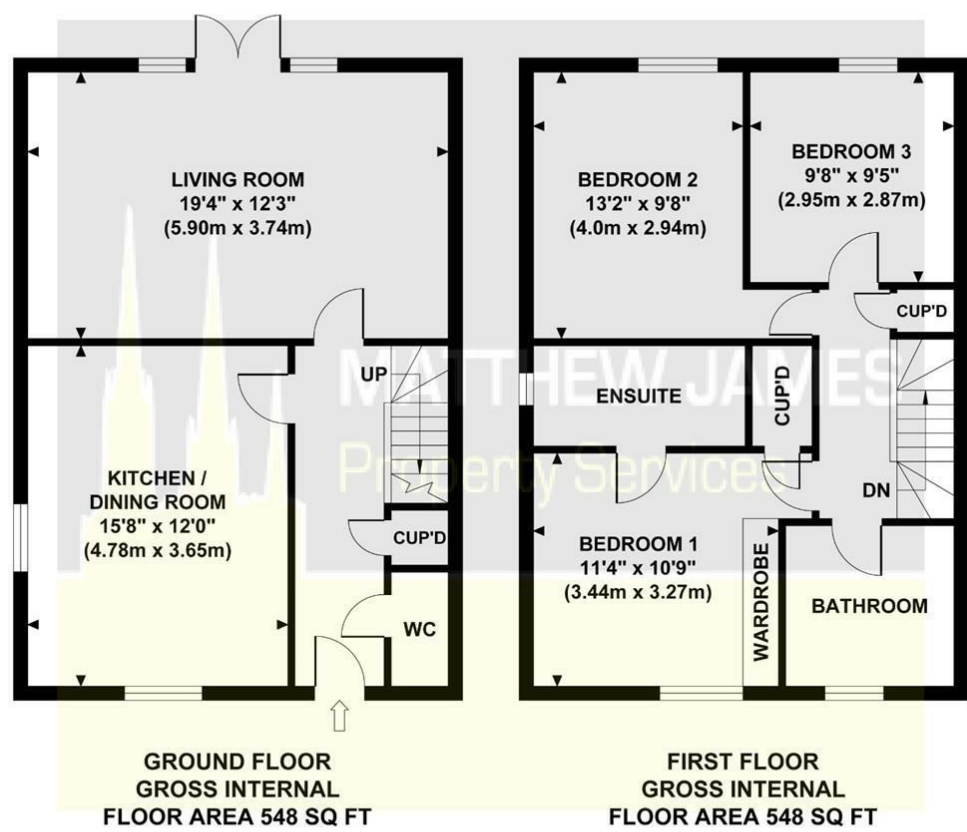


Being larger than average and having fenced perimeter with pedestrian gate that leads to the front elevation.

Floor Plan

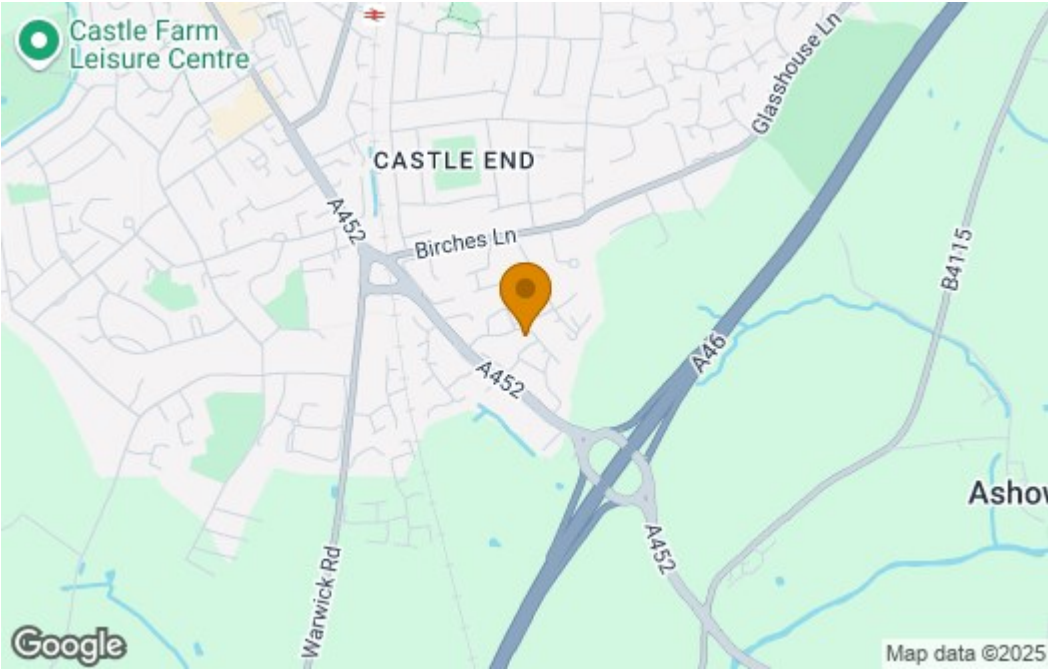
THE LAPWORTH

Approximate Gross Internal Area 1096 sq ft / 101.82 sq m

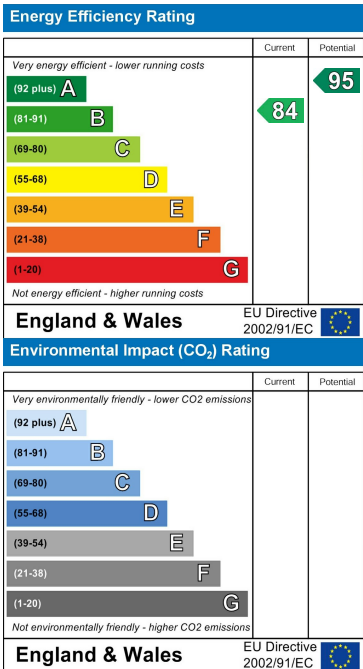


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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