



Deneford House | Brooke Road | Kenilworth | CV8 2BD

A superb modern executive four-bedroom detached home situated in a highly regarded Kenilworth location. Offering two reception rooms, superb open-plan kitchen/family dining room, four double bedrooms, en-suite and luxury family bathroom. Sunny rear garden, large driveway, solar panels and EV charging point. Available immediately, unfurnished.

£2,750 pcm unfurnished

- Four Double Bedrooms – Principal With En-Suite
- Superb Open-Plan Kitchen / Family Dining Room
- Separate Lounge & Dedicated Study
- Highly Regarded Location
- Viewing By Appointment Only



FULL DESCRIPTION

Situated in a highly regarded residential location on Brooke Road, Kenilworth, Deneford House is an impressive modern executive four-bedroom detached home, completed in 2023. Finished to an excellent standard throughout, the property is offered unfurnished and available immediately. The accommodation briefly comprises an entrance hallway, ground floor cloakroom, lounge and study/additional reception room. A particular feature of the property is the superb open-plan kitchen, dining and family room, with bi-fold doors from the kitchen opening directly onto the rear garden and patio area. The ground floor further benefits from underfloor heating throughout. To the first floor are four well-proportioned double bedrooms - the master bedroom with en-suite, together with a separate family bathroom. Outside, the property enjoys a generous sunny rear garden and block-

paved driveway providing ample off-road parking for several vehicles, together with an electric vehicle charging point. Further benefits include gas central heating, solar panels and excellent energy-efficient features. An excellent opportunity to rent a substantial, high-quality modern home in a sought-after Kenilworth location.

ENTRANCE HALLWAY

With oak and glass staircase leading to the first floor, under floor heating and part glazed oak doors leading to all rooms.

LOUNGE

16' 4" x 8' 7" (4.98m x 2.62m)

With under floor heating and a range of conveniently positioned power points, USB charging sockets and TV point.

STUDY/RECEPTION ROOM

10' 2" x 9' 8" (3.1m x 2.95m)

With under floor heating and a range of conveniently positioned power points, USB charging sockets and TV point.

GROUND FLOOR CLOAKROOM

Having vanity sink unit with tiled splashback, concealed flush w/c, extractor fan and inset ceiling spotlights.

KITCHEN/DINING/FAMILY ROOM

21' 7" x 23' 4" (6.58m x 7.11m)

The well-designed modern kitchen is fitted with a stylish range of high-quality grey handleless units, comprising base and wall cupboards, pan drawers, pull-out larder storage and an integrated wine rack, complemented by coordinating work surfaces. Integrated appliances include a Bosch four-ring induction hob with extractor canopy over, Bosch dishwasher, microwave, oven and grill, together with an inset one-and-a-quarter bowl sink unit. A separate island unit provides additional storage, together with a further under-counter freezer and an incorporated breakfast bar with space for seating beneath. Two skylights provide additional natural light and bi-fold doors open directly onto the rear patio and garden. Smoke detector, under floor heating, ample power points, USB charging sockets and TV point. Sliding door to the utility room.

UTILITY ROOM

10' 5" x 4' 7" (3.18m x 1.4m)

Fitted with a matching range of wall and base units with inset stainless steel sink unit and contrasting work tops with 'Haier' automatic washing machine and 'Haier' tumble dryer beneath, Extractor fan, cupboard housing 'Worcester' gas fired Central heating boiler and side exit door.

FIRST FLOOR LANDING

With radiator, access point to roof space, central heating thermostat, smoke detector and inset ceiling spotlights.

MASTER BEDROOM

14' 3" x 9' 8" (4.34m x 2.95m)

With ample power points, radiator, two wall lights and inset ceiling spotlights.

EN-SUITE SHOWER ROOM

Having vanity sink units with storage cupboard beneath, low level w/c and walk in shower enclosure with mains fed shower and sliding door. Part tiled walls, LED mirror, extractor fan and inset ceiling spotlights.

BEDROOM TWO

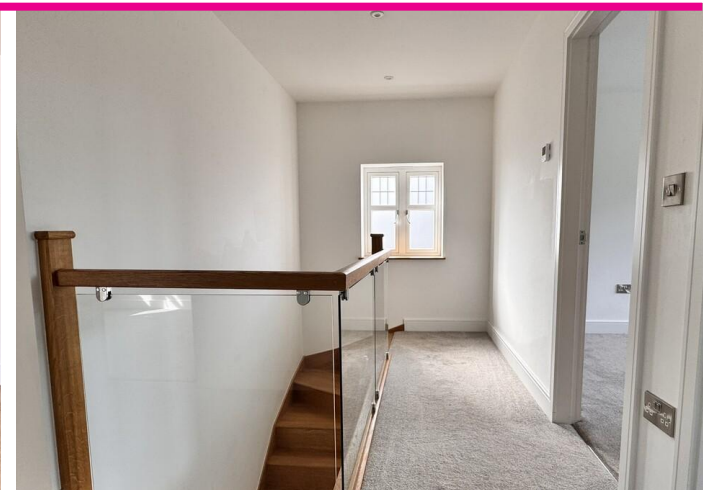
13' 2" x 11' 6" (4.01m x 3.51m)

With radiator, ample power points, USB charging sockets and TV point.

BEDROOM THREE

11' 6" x 9' 8" (3.51m x 2.95m)

With radiator, ample power points, USB charging sockets and TV point.





BEDROOM FOUR

11' 0" x 8' 9" (3.35m x 2.67m)

With radiator, ample power points, USB charging sockets and TV point.

FAMILY BATHROOM

8' 7" x 6' 5" (2.62m x 1.96m)

Being fully tiled and having vanity sink unit with storage drawers beneath, low level w/c and bath with mixer tap over. Walk-in shower enclosure with mains fed shower, tall chrome heated towel radiator, LED mirror, extractor fan and inset ceiling spotlights.

OUTSIDE

PARKING

To the front is a large block paved driveway which provides ample off road parking. There is also an EV charging point and personal gates to both sides of the property leading to:

REAR GARDEN

Sunny aspect garden having a large area of lawn with planted borders and a full width paved patio area. Note the landlord will provide regular maintenance of the garden as part of the rent.

TENANTS FEES

Holding Deposit

One week's rent (example £2,750 pcm x 12 divided by 52 - £634.61)

Security Deposit

Five weeks rent equalling £3,173.07

A full list of our Landlord and Tenant Fees are available to download at www.juliephilpot.co.uk.



Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

T:
E:
W: www.juliephilpot.co.uk

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

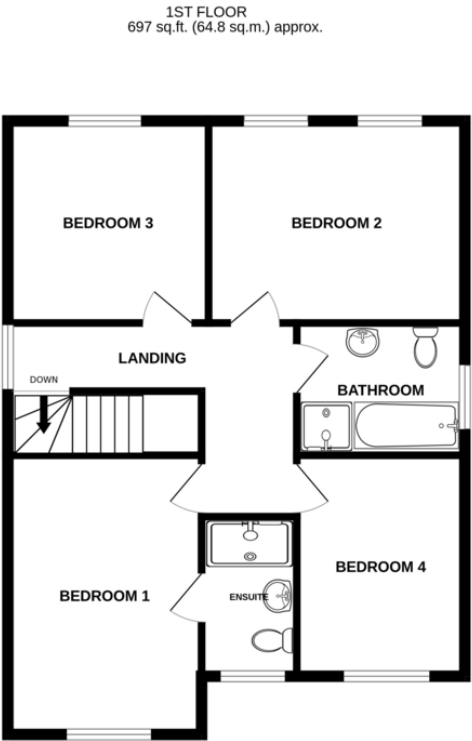
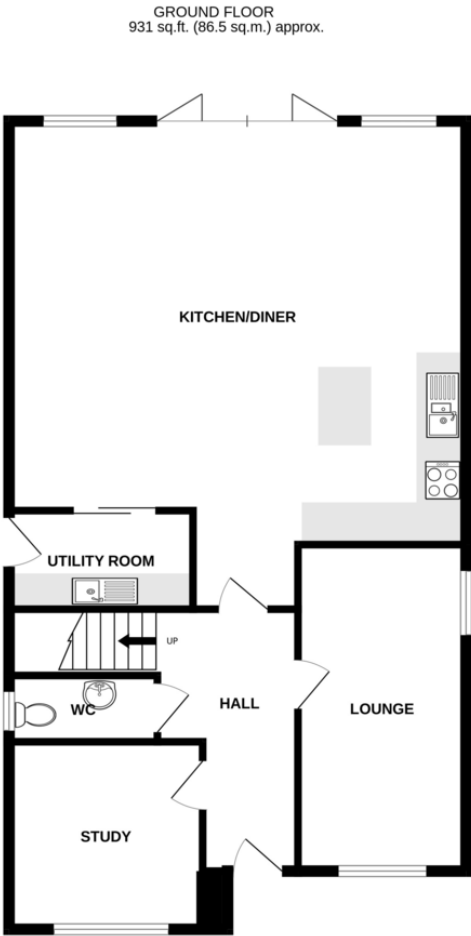
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



TOTAL FLOOR AREA : 1645sq.ft. (152.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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