



Edwin Gee Road | | Kenilworth | CV8 2RJ

**£769,995**



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Kingsway Estate Agents are delighted to present to the market this stylish five-bedroom detached residence, located within the prestigious and highly sought-after Kenilworth Gate development.

Upon entering, you are welcomed by a spacious entrance hallway that leads seamlessly to a well-appointed office, a contemporary cloakroom, and a stunning open-plan living, dining, and kitchen area. The dining space is enhanced by elegant French doors opening onto a private rear garden, creating a perfect setting for entertaining and family living.

On the first floor, the luxurious principal suite boasts a beautiful en-suite bathroom and bespoke fitted wardrobes. A further two generously sized double bedrooms and a stylish family bathroom with a shower over bath complete this level.

The second floor offers two additional spacious double bedrooms alongside a second family bathroom, ideal for accommodating guests or a growing family.

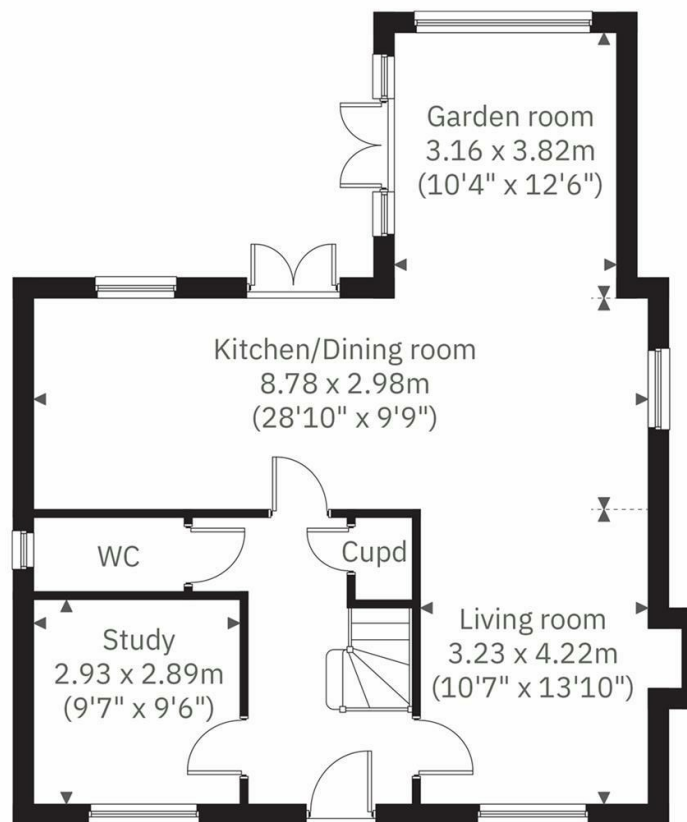
Externally, the property benefits from a generous rear garden, a garage, driveway parking for two cars, and an EVC charger.

Please call us today to arrange your viewing.

PLOT 69 – THE ROWINGTON, KENILWORTH GATE

EPC Rating: B

- Detached
- Five Bedrooms
- Garage
- EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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