



Thomas Bates Road | Kenilworth | CV8 2BT

Offers over £560,000



KINGSWAY
ESTATE AGENTS

Key features

- Within Walking Distance To Kenilworth Town Centre
- Three Double Bedrooms Plus A Study
- Large Kitchen/Dining Room
- Many Additional Extras Purchased By The Current Owner

Description

• **EPC Rating: B**

Kingsway Estate Agents are thrilled to bring to the market this beautifully presented three-bedroom Detached home.

Built in 2023, this exceptional Alcester Design is one of only three properties of its kind within the entire development, offering a rare opportunity to own a highly sought-after home. The property further benefits from approximately 7.5 years remaining on the NHBC warranty, providing added peace of mind, and boasts over £15,000 worth of premium upgrades, enhancing both its style and functionality.

The property is welcomed by a bright and spacious entrance hall leading through to a modern kitchen/diner, complete with integrated appliances and patio doors opening onto the enclosed rear garden.

A generously proportioned living room benefits from dual-aspect windows, creating a light and airy feel throughout. The ground floor further benefits from a separate study, ideal for home working, and a convenient WC.

To the first floor, the property comprises a modern family bathroom, an impressive principal bedroom with en-suite shower room, and two further well-proportioned double bedrooms.

Externally, the property benefits from a generous rear garden, off-road parking, a garage, and an EV charging point.

Early viewing is highly recommended to fully appreciate all this superb home has to offer.

EPC Rating: B



Kitchen/Dining Room

17'2" x 13'1"

Living Room

17'7" x 9'4"

Study

8'0" x 5'10"

Bedroom One

11'4" x 9'7"

Bedroom Two

11'0" x 11'2"

Bedroom Three

10'5" x 9'9"

Bathroom

6'9" x 6'2"





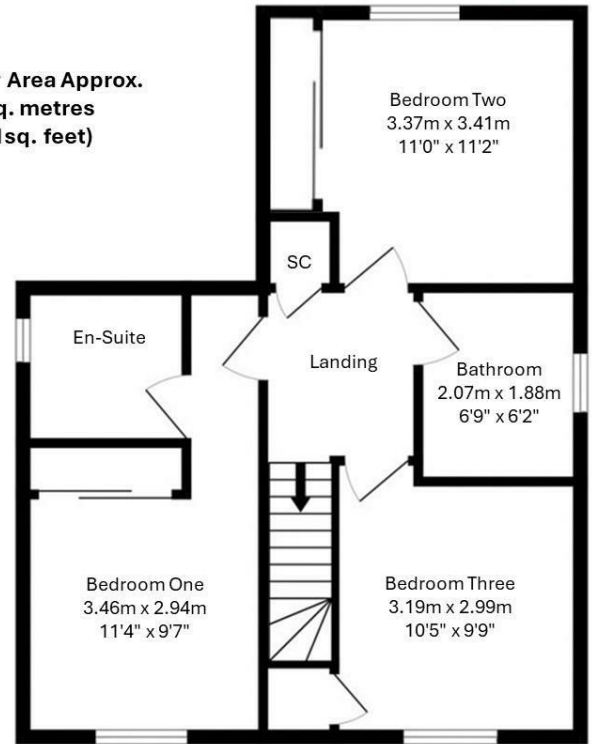


Floor plans



Ground Floor

Total Floor Area Approx.
107 sq. metres
(1,151sq. feet)



First Floor



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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