



Admiral Cowan Way, Kington

Guide Price **£525,000**



Admiral Cowan Way

Kineton, Warwick

Situated within a sought-after modern development in the highly desirable village of Kineton, this immaculately presented three-bedroom detached family home offers stylish and spacious accommodation throughout, ideally positioned for local amenities, highly regarded schooling and excellent transport links. Thoughtfully enhanced by the current owners, the property benefits from a stunning conservatory extension which features underfloor heating, private south-facing garden, driveway parking and integral garage with off-street parking.

The welcoming entrance hall leads through to a generous sitting room featuring an attractive bay window, with double opening doors leading seamlessly into the impressive open-plan kitchen/dining room, creating an ideal flow for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units and integrated appliances including a double oven, dishwasher and fridge freezer, complemented by ample workspace and storage. The dining area opens beautifully into the stunning conservatory extension which benefits from underfloor heating, flooding the space with natural light and providing an excellent additional reception area with delightful views over the private, South-facing rear garden. A separate utility room, guest WC and side access further enhance the practicality of the ground floor accommodation.





To the first floor, a spacious landing provides access to three well-proportioned double bedrooms and the family bathroom. The impressive principal bedroom suite enjoys a dedicated dressing area complete with built-in wardrobes, together with a stylish en-suite shower room featuring a walk-in shower. Bedroom two also benefits from its own modern en-suite. The third bedroom is currently being used as a study area and is served by the modern family bathroom.

Externally, the property enjoys excellent kerb appeal with a well-maintained frontage, driveway parking and integral garage. To the rear is a beautifully landscaped and private south-facing garden, mainly laid to lawn with a generous paved patio seating area, ideal for outdoor dining, entertaining and enjoying the sunny aspect throughout the day.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

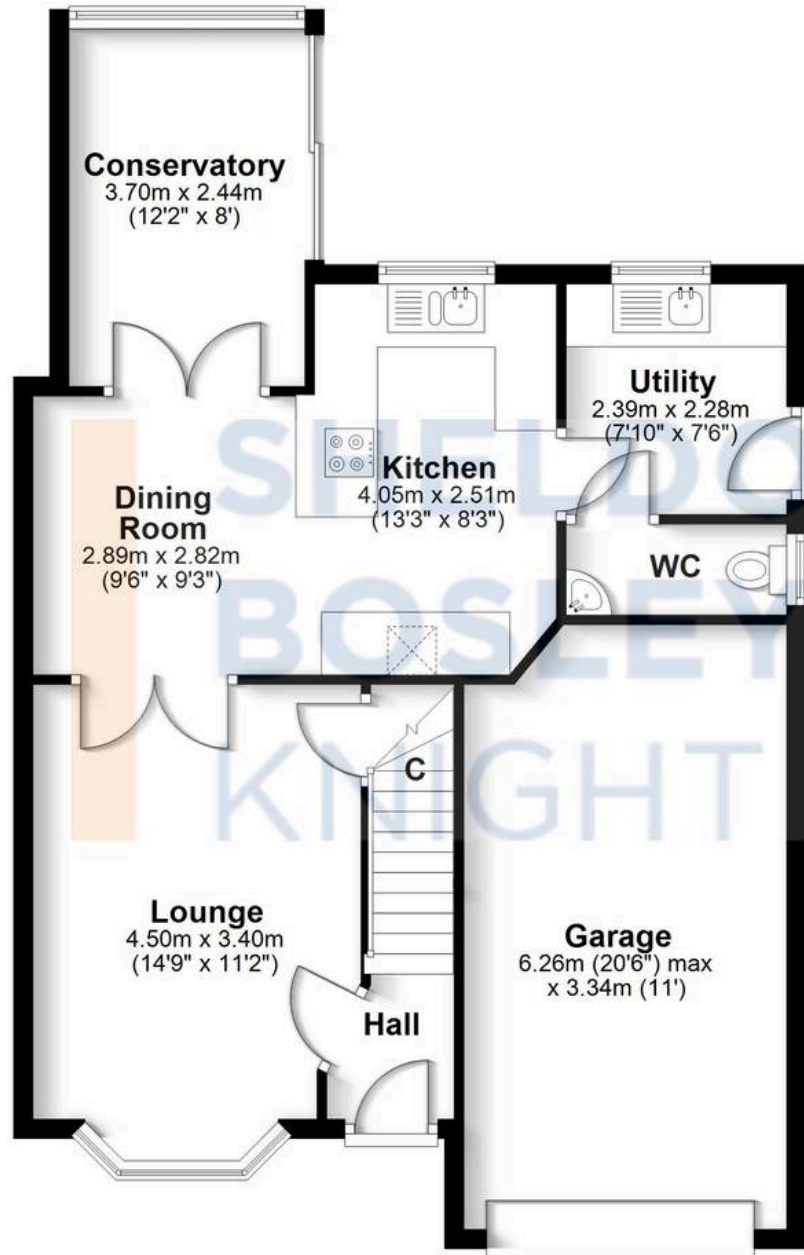
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



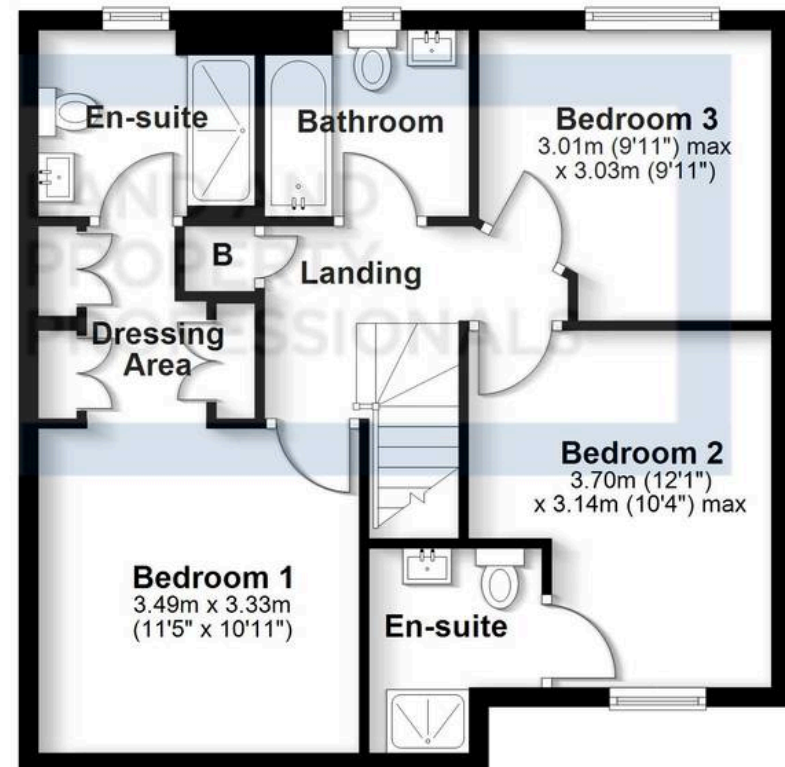
Ground Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



Total area: approx. 132.7 sq. metres (1428.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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