





Property Description

Situated in a peaceful cul-de-sac within the popular Denton Close, this delightful two-bedroom ground floor maisonette offers spacious, well-balanced accommodation alongside an impressive selection of private outdoor spaces.

The property features a bright and generous living room, providing ample space for both relaxing and dining, while the well-equipped kitchen offers practical workspace and storage. There are two good-sized bedrooms, each offering comfortable and versatile accommodation, complemented by a modern white-suite bathroom complete with a bath and shower facilities.

A standout feature of this home is its exceptional outdoor space. To the rear, a charming and private garden creates a peaceful retreat, ideal for enjoying summer evenings or a morning coffee. The property also benefits from a spacious front garden and a private side patio area, providing multiple outdoor seating and entertaining spaces perfectly suited to family gatherings, social occasions, or simply enjoying the outdoors in privacy.

Combining generous living accommodation, attractive gardens, and a sought-after Kenilworth location, this wonderful maisonette offers a rare opportunity to enjoy the convenience of ground floor living with outdoor space more commonly associated with a traditional house.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

The property is approached via a pathway leading through a generous front garden, creating an attractive first impression and providing a pleasant degree of separation from the road. A private entrance door opens into the accommodation.

Entrance Hall

A welcoming entrance hall providing access to all principal rooms, with useful storage space and a practical layout.

Living Room

A spacious and light-filled reception room offering ample space for both lounge and dining furniture. Enjoying a pleasant outlook, this versatile room provides the perfect setting for everyday living, entertaining guests, or relaxing with family.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces, the kitchen offers ample storage and preparation space alongside room for a variety of appliances. A practical and well-arranged space suited to modern living.

Main Bedroom

A generously proportioned double bedroom featuring ample space for freestanding furniture and enjoying views towards the garden.

Bedroom 2

A further excellent-sized bedroom offering flexible accommodation, ideal as a guest bedroom, children's room,

home office or dressing room.

Bathroom

Appointed with a modern white suite comprising a panelled bath with shower facilities over, wash hand basin and low-level WC. Finished in neutral tones, creating a bright and contemporary feel.

Rear Garden

A particular feature of the property is the charming and private rear garden, thoughtfully designed to provide a peaceful outdoor retreat. Ideal for enjoying a morning coffee, outdoor dining, or relaxing during the warmer months.

Side Aspect Patio Area

A secluded side patio offering additional outdoor seating space, perfect for entertaining friends and family, summer barbecues, or simply unwinding in privacy.

Front Garden

The substantial front garden enhances the property's appeal, providing attractive green space and contributing to the overall sense of openness rarely found with similar maisonette properties.

Location

Denton Close enjoys a convenient and well-established residential setting on the outskirts of Kenilworth, offering easy access to a wide range of local amenities, schooling and transport links.

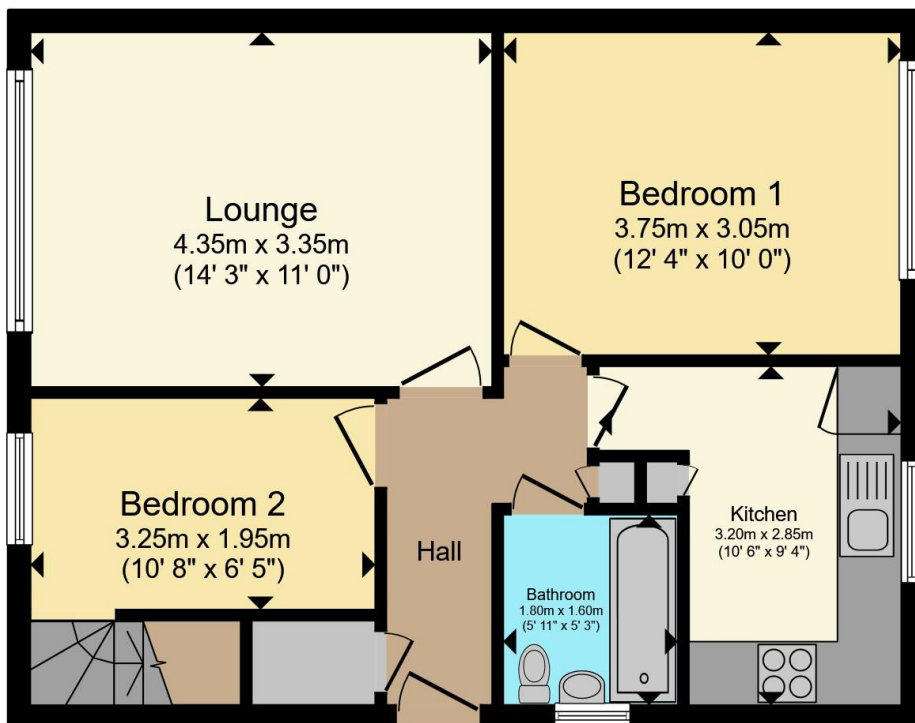
Kenilworth town centre provides an excellent selection of independent shops, cafés, restaurants and supermarkets, while the town's railway station offers regular services to Coventry, Leamington Spa and Birmingham.

The area is particularly popular with a variety of buyers thanks to its blend of peaceful residential surroundings and day-to-day convenience. Numerous parks, open green spaces and countryside walks can be found

nearby, whilst the historic Kenilworth Castle and the town's vibrant High Street are both within easy reach. Excellent road connections via the A46 also provide straightforward access to Warwick, Leamington Spa, Coventry and the wider Midlands motorway network.

Combining a quiet residential position with excellent local amenities and transport connections, this location continues to be one of Kenilworth's most desirable and accessible areas.





Total floor area 52.1 m² (560 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 175.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305673

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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