



Dencer Drive | Kenilworth | CV8 2QR

Guide price £1,250,000



KINGSWAY
ESTATE AGENTS

Key features

- Five Double Bedrooms & Three En-Suites
- Three Reception Rooms
- Spacious Double Garage
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this exceptional modern five-bedroom detached residence, perfectly positioned in the heart of Kenilworth.

From the moment you step inside, you're welcomed by a spacious entrance hall, a front lounge, and a living room that flows into a third reception room/dining room. The heart of the home is the stylish, contemporary kitchen, featuring integrated appliances, an expansive centrepiece island with breakfast seating, a utility room, and a walk-in pantry. Expansive bi-fold doors open onto the low-maintenance rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor offers a family bathroom, a master suite featuring a Juliette balcony and an en-suite shower room, with a walk-in wardrobe, plus additional fitted wardrobes. Two further generous bedrooms each enjoy their own en-suite, alongside two additional double bedrooms.

Externally, the property benefits from a stand-alone double garage and a driveway with parking for multiple vehicles.

The property is equipped with CCTV Lightwave, and Sonos ceiling speakers, and data ports in most rooms.

This home combines modern design, generous proportions, and prime location—making it a rare opportunity in Kenilworth.

EPC Rating: C



Open Plan Kitchen/Dining Room

20'6" x 20'9"

Utility

8'3" x 8'3"

Living Room

19'4" x 12'10"

Lounge

16'6" x 13'8"

Third reception/dining room

11'9" x 13'7"

Bedroom One

19'11" max x 17'7" max

Bedroom Two

11'9" x 10'9"







Dressing Area

8'3" x 9'5"

Bedroom Three

11'6" x 10'4"

Bedroom Four

10'10" x 8'3"

Bedroom Five

10'5" x 9'6"

Garage

19'11" x 18'4"

Floor plans



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		
(81-91) B		
(69-80) C	75	81
(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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