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Martin Drive  
Kenilworth



## Property Description

A substantial and beautifully presented five-bedroom detached family home, ideally located in Martin Drive, Kenilworth, offering generous and flexible accommodation for modern family living.

The property is approached via a double driveway leading to a garage and opens into a welcoming entrance hall with cloakroom. There is a downstairs office to the front, ideal for home working, and a spacious separate living room featuring a large bay window. To the rear and principal feature of the property is the impressive open-plan kitchen and dining room, fitted with granite worktops, a breakfast bar and integrated appliances, flowing into a family area with patio doors opening onto the rear garden. A well-proportioned utility room provides additional storage and side access.

Upstairs comprises five well-sized bedrooms, including two with en-suite shower rooms, along with a modern family bathroom. The property also benefits from a boarded loft with ladder and electricity.

A particular feature of the home is the garage, above which is a large and versatile reception room with separate wash basin and WC, suitable for use as a home office, games room or potential annexe. Externally, the private, split-level, north-west facing rear garden includes a patio area and two lawned sections.

This property, offering private outlook in a quiet location is ideally positioned for excellent local schools and within a short drive of Kenilworth town centre and its amenities.

## Approach (front)

Patio pathway to front door with secure iron railing with sitting area looking out to quiet and private green area

## Entrance Hall

Welcoming entrance hall with Amtico wood flooring

## Downstairs Office

Dedicated downstairs office space overlooking front aspect of the property with fitted wall sockets and radiator

## Living Room

Separate and spacious living area with attractive bay window looking out to front aspect with wall sockets and radiators

## Cloakroom

Downstairs wc with wash basin off the main entrance hall

## Kitchen/ Dining/ Family Room

A particular showpiece of the property - a stunning open plan kitchen/ dining/ Family room with breakfast bar, Granite work tops, integrated appliances including induction hob, dishwasher, Cooker and Microwave as well as Fridge and Freezer. The kitchen flows seamlessly into a beautiful family space with sofas and wall mounted television, overlooking a private rear garden with patio doors leading out. Further benefits include a useful storage cupboard and understairs storage in addition to utility room beyond.

## Utility Room

An excellent and dedicated utility space with granite worktops and cupboard space for additional

household utilities with side access to front and rear of the property, including Valiant Combination Boiler.

## Landing Area

A spacious landing with cupboard for storage containing air source heating. There is a fully boarded loft space accompanied with ladder and electrics for storing household items

## Principal Bedroom

Spacious main bedroom, overlooking front aspect of the property with double built-in wardrobe space, wall mounted sockets, leading to en suite

## En Suite Bathroom

3-piece, fully tiled white suite with separate shower cubicle, wc, wash basin and heated towel rail

## Bedroom 2

Double room overlooking front aspect of the property with wall mounted sockets, radiator and leading to en suite

## Bedroom 3

Another spacious bedroom, overlooking rear aspect of the property into private rear garden with wall mounted sockets and radiator

## Bedroom 4

Double bedroom overlooking rear aspect of the property with wall mounted sockets and radiator.

## Bedroom 5

A good sized fifth bedroom, ideal as a children's bedroom or alternatively office space or guest room which overlooks rear aspect of the property

## Main Bathroom

White 3-piece family bathroom with tiled flooring including bath, shower, wash basin

and wc with radiator

## Rear Garden

A private Southeast facing rear garden with immaculate patio area, well-kept lawn and borders with steps leading to additional turfed garden area. A perfect spot for family time and entertaining. There is gated side access to front and garage/ driveway with patio leading to detached reception area over garage

## Family Room (over Garage)

A fantastic family room (above garage) extremely spacious in size with separate wash basin and wc, perfect as a games room or working office with veluxe windows and view to front of property

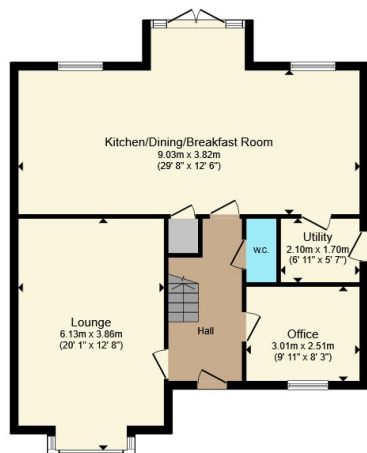
## Driveway

Double driveway with room for several cars

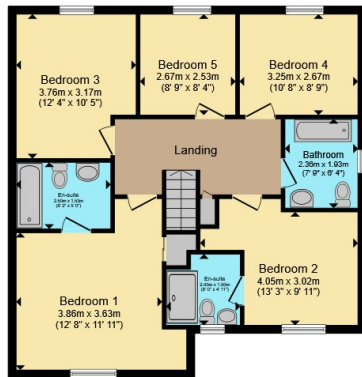
## Double Garage

Detached double garage with power, ample space for cars, storage or ideal for additional workspace.

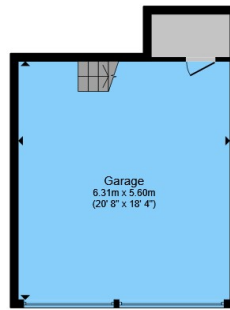




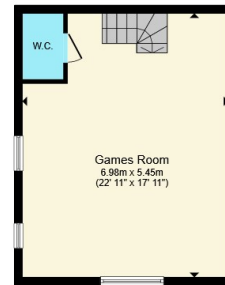
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor



Total floor area 238.5 m<sup>2</sup> (2,567 sq.ft.) approx

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