



Admiral Cowan Way, Kinton

Offers Over **£500,000**



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. Offered with no onward chain and 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.

Kineton is a well regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: Senior and





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.

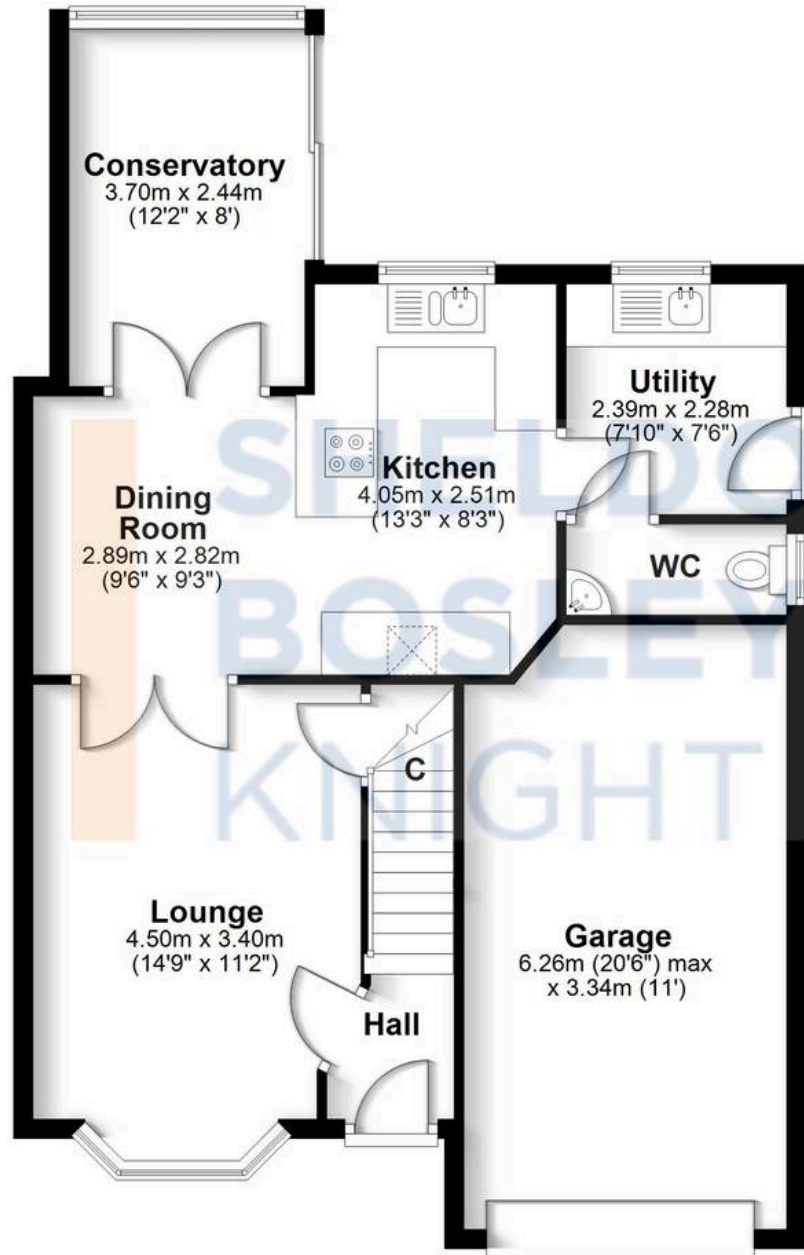
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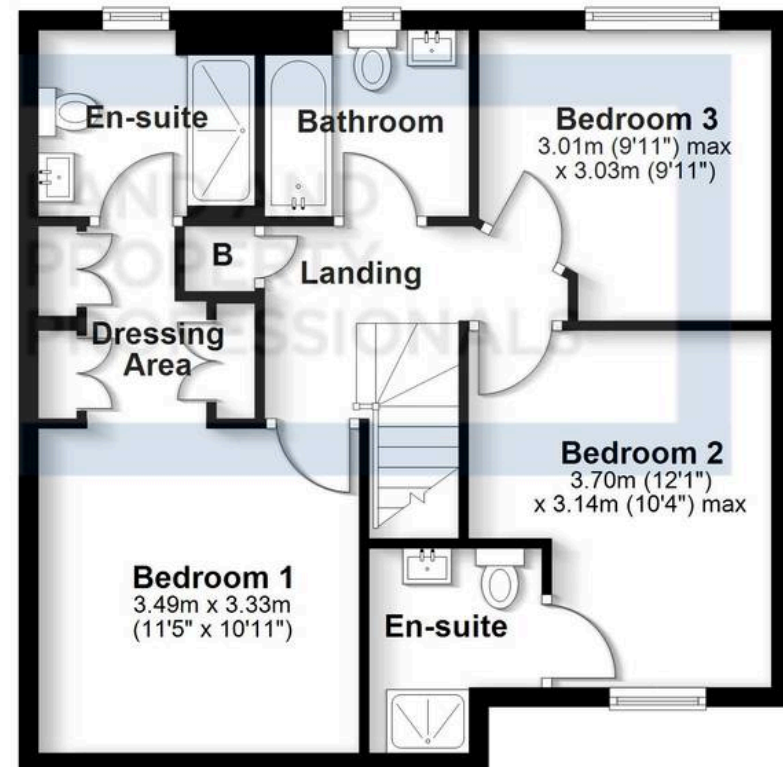
Ground Floor

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.



Sheldon Bosley Knight Shipston & Kineton

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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.