

ehB RESIDENTIAL

Your Property - Our Business

43, Kempton Drive, Warwick







An outstanding opportunity to acquire an impressive three storey, semi-detached townhouse, providing well appointed four bedroomed and three bathroomed accommodation, including comprehensively fitted dining kitchen, first floor lounge, home work facility and recently refitted bathroom, in highly regarded cul-de-sac location.

Kempton Drive

Located just off Portobello Bridge, is a popular and established cul-de-sac location, originally constructed in 2013, being ideally sited within easy reach of both Leamington and Warwick town centres with a good range of local facilities and amenities available, including shops, schools and a variety of recreational facilities. Since its original construction this location has consistently proved to be very popular.

ehB Residential are pleased to offer 43 Kempton Drive, which is an opportunity to acquire an impressive, well appointed, three storey semi-detached townhouse, providing four bedroomed and three bathroomed accommodation with a number of notable features, the comprehensively fitted dining kitchen, first floor lounge, recently fitted family bathroom and home work facility being particularly noteworthy. The property is pleasantly situated within this established cul-de-sac including garage and additional off road car parking, and has been maintained by the present owners from new to an excellent standard throughout. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Open Porch

With composite glazed panelled entrance door, leads to the...

Reception Hall

With staircase off, with balustrade, concealed radiator, wood effect laminate flooring.







Cloakroom/WC
Being half tiled with low flush WC, wash hand, mixer tap, tiled floor, raidator, extractor fan.

Study
10'2" x 9'9" (3.10m x 2.98m)
With radiator.

Comprehensively Fitted Dining Kitchen
With tiled floor, understairs cupboard, extensive range of attractive base cupboard and drawer units with complementary granite work surfaces, inset stainless steel one and a half bowl sink unit with mixer tap, built-in double oven, five ring gas hob unit with stainless steel splashback, extractor hood over, flanked by high level cupboards, built-in dishwasher, washing machine, fridge freezer, downlighters and concealed pelmet lighting, and French doors to rear garden.

Stairs and First Floor Landing
With concealed radiator.

Bedroom
8'9" 9'3" (2.67m 2.82m)
With radiator.

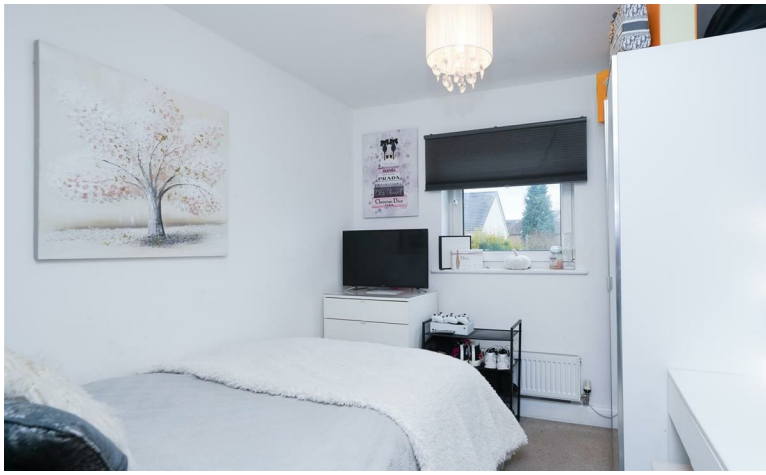
Bedroom
9'7" x 7'3" (2.92m x 2.21m)
With radiator.

Shower Room/WC
7'3" x 4'2" (2.21m x 1.27m)
Being half tiled, with tiled floor, with heated towel rail, wash hand basin, mixer tape, low flush WC, concealed cistern, and tiled shower cubicle with integrated shower unit and glazed screen/door.

First Floor Lounge
16'3" x 13'4" max into bay x 10' min (4.95m x 4.06m max into bay x 3.05m min)
With French door to balcony with glazed balustrade, two radiators, coving to ceiling.







Stairs and Second Floor Landing
With access to roof space, boiler cupboard containing gas fired central heating boiler.

Family Bathroom/WC
7'2" x 6' (2.18m x 1.83m)
Currently being refitted to comprise; white suite, panelled bath with mixer tap, vanity unit incorporating wash hand basin and low flush WC with concealed cistern, being tiled with tiled floor, heated towel rail.

Master Bedroom
13' x 6'10" (3.96m x 2.08m)
With double built-in wardrobe with sliding doors, radiator.

En-Suite Shower Room/WC
4'6" x 6' (1.37m x 1.83m)
Being half tiled with tiled floor, wash hand basin, mixer tap, low flush WC, concealed cistern, tiled shower cubicle with integrated shower unit.

Bedroom
16'3" x 9'6" (4.95m x 2.90m)
With radiator.

Outside (Front)
To the front of the property is principally laid to flower beds, with tarmac drive providing off-road car parking and leading to the...

Garage
18' x 8' (5.49m x 2.44m)
With up-and-over door, electric, light, power point, personnel door.

Outside (Rear)
The rear garden is landscaped to include paved patio, the shaped synthetic lawn leads to the...

Home Garden Office
17'3" x 7'9" (5.26m x 2.36m)
A professionally constructed and fully insulated home office, with dedicated electrical wiring, power points, and hard wired broadband. Complete with French door, lighting, and digitally controlled radiator.







Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band E.

Location
CV34 5FT











Ground Floor

Approx. 56.8 sq. metres (611.1 sq. feet)
(excluding Garden Office)



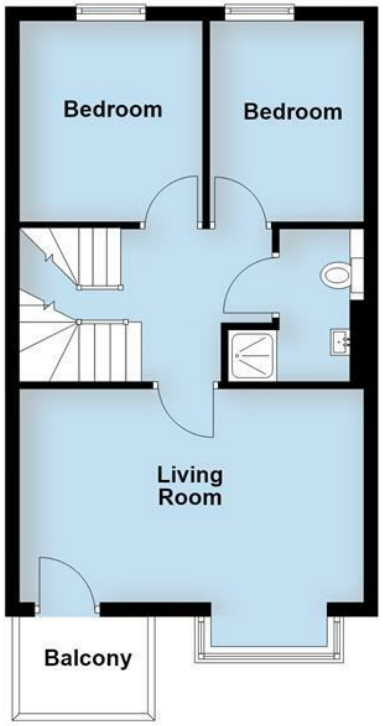


Total area: approx. 140.4 sq. metres (1511.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

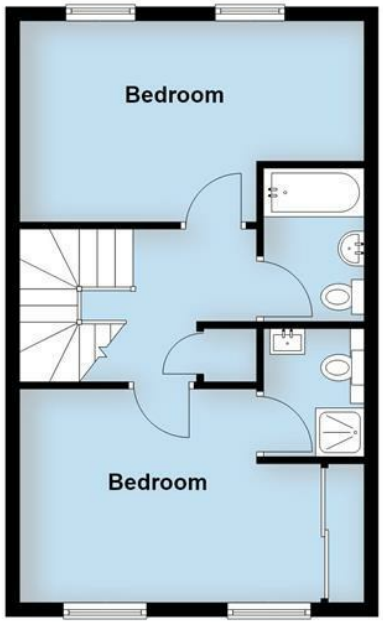
First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)
(excluding Balcony)



Second Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



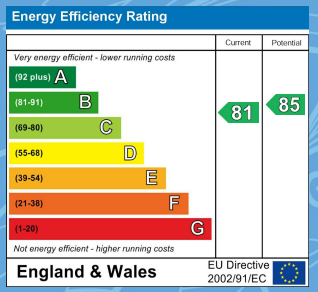
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