





Property Description

An immaculately presented four bedroom family home with bespoke design throughout, ideal for families looking for a quiet location just a short drive from Kenilworth Town centre.

From the entrance hall you have a cloakroom with w/c, a separate fitted utility cupboard and additional storage. The living room, both light and spacious, is the perfect room for family time. The centre piece of this property is an open plan kitchen/ dining room offering a modern fully integrated kitchen with large dining area and french doors leading to a private rear garden and patio area. A perfect space for dining, entertaining guests, socialising or just enjoying some quiet time together.

There are four double bedrooms, set across two floors upstairs. On the first floor the principal bedroom is very spacious with contemporary design and en suite bathroom, separate shower cubicle and casting excellent natural light throughout the day. There are two additional bedrooms set on the first floor, generous in size and ideal for family bedrooms, guest room or an office space. The top floor en suite bedroom with four mirrored door wardrobe space and veluxe windows is also double in size and has additional loft space storage.

Martin Drive is a fantastic and secure location, ideal for family living. It is close to local, highly sought after schools, close to local shops, including the town centre as well as Kenilworth Common for those who enjoy a walk in the countryside.

Entrance Hallway

High quality laid flooring with cloakroom and w/c, separate built-in utility cupboard and understairs storage.

Living Room

17' 8" x 11' 2" (5.38m x 3.40m)
Spacious in size overlooking the front aspect of the property with top quality carpet, two radiators and double glazed windows.

Open Plan Kitchen Dining Room

20' 3" x 13' 10" (6.17m x 4.22m)
Fully integrated kitchen with high quality flooring including induction hob, fridge and freezer as well as dishwasher. A spacious dining area with view and access to rear garden through double french doors.

Dining Area

13' 10" x 9' 7" (4.22m x 2.92m)
Dining area (open plan) to kitchen overlooking private rear garden with french doors.

Main Bedroom (first Floor)

14' 8" x 11' 1" (4.47m x 3.38m)
Double bedroom with ample wardrobe space, radiator double glazing, ample powerpoints and en suite overlooking rear aspect.

En Suite To Main Bedroom

7' 7" x 7' 10" (2.31m x 2.39m)
White 3 piece en suite with window to rear aspect, radiator and extractor fan.

Bedroom 2 (first Floor)

10' 5" x 9' 11" (3.17m x 3.02m)
Additional double bedroom with built-in wardrobes, radiator and double glazed window, over looking front aspect.

Bedroom 3 (first Floor)

9' 5" x 7' 3" (2.87m x 2.21m)
An ideal room for guests and perfect for a home office/ study room with radiator and double glazing, overlooking the front aspect.

Main Bathroom (first Floor)

12' 7" x 8' 10" (3.84m x 2.69m)

4 piece white suite with separate shower cubicle, bath, wash basin and w/c including heated towel rail, extractor fan and double glazed window.

Top Floor Bedroom

17' 10" x 10' 4" (5.44m x 3.15m)

En suite double bedroom with two velux windows plus one in en suite. Four mirrored sliding door wardrobe space and additional storage into the wardrobe and eaves. Further loft space is available at the top of the stairs. With double glazing to the rear of the property.

Top Floor En Suite

10' 10" x 8' 2" (3.30m x 2.49m)

3 piece en suite with velux window, heated towel rail and extractor fan.

Garage

Single garage adjoining property with side access from private garden including full electrics and exposed timberframe roof for additional storage.

Garden

South facing private rear garden including two patio areas and turf. Side access to garage.





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.focalagent.com

To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

check out more properties at atkinsonstilgoe.co.uk



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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KEN305217 - 0023