



## Seymore Green, Kenilworth

### Offers In The Region Of £965,000

- Executive Five Bedroom Detached House On The Pavillions Development
- Living & Separate Sitting Rooms
- Breakfast Kitchen & Utility
- Five Bedrooms, Three Doubles & Two Ensuites
- Double Garage & Enclosed Garden
- Open Porch, Reception Hall & Cloakroom W.C.
- Energy Rating B - 86
- Dining Room
- Family Bathroom
- Warwick District Council Tax Band H



# 6 Seymour Green, Kenilworth CV8 1TX

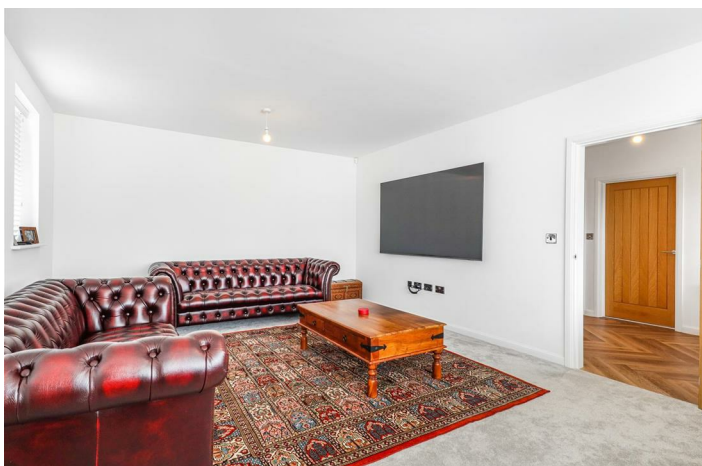
Located in the sought-after Pavilions development, this nearly new detached house, built in 2024, offers modern living with comfort. Featuring five spacious bedrooms, including two en-suites, the home provides ample space for families. The well-appointed family bathroom adds convenience.

The heart of the home is a large breakfast kitchen ideal for casual dining, complemented by a utility room for practicality. The elegant dining room is perfect for meals, while two versatile reception rooms cater to relaxation or entertaining.

Outside, enjoy a private enclosed garden and a detached double garage for storage and parking. This property is a perfect blend of modern amenities in a welcoming atmosphere, making it a great opportunity in a vibrant community. Don't miss out on making this stunning home yours!



Council Tax Band: H



## Approach

Over a tarmacaden driveway to a open brick arch with composite front door with matching opaque double glazed windows either side into the

## Reception Hall

With Karndean flooring, this space features two ceiling lights, a smoke alarm, and a practical understairs storage cupboard that houses the WiFi hub. Additionally, there's a wall-mounted electric isolation unit and a door leading to...

## Cloakroom W.C.

With a low level w.c, pedestal wash hand basin, porcelain tiles to half height to walls, Karndean floor, radiator, ceiling light, extractor fan.

## Living Room

13'3" x 21'10"

With a bay window to front and two windows to the side, ceiling lights and a wall-mounted t.v point.

## Sitting Room

13'2" x 13'4"

With a bay window to front, radiator and ceiling light.

## Breakfast Kitchen

26'10" x 16'4"

The kitchen area is fully equipped with a variety of sleek grey-handled, high-gloss base and wall units, complemented by 30mm quartz work surfaces and matching upstands. It features an island unit with a three-stool breakfast bar, and includes integrated appliances such as a five-ring stainless steel Bosch gas hob with an illuminated stainless steel extractor hood above. You'll also find an integrated dishwasher, wine chiller, fridge freezer, and Bosch fan-assisted ovens with a grill. The kitchen is fitted with a one-and-a-half bowl stainless steel sink with a chrome mixer tap, Karndean flooring, and a double-glazed window overlooking the rear. A range of LED downlighters enhances the space, seamlessly opening to the...

## Breakfast Area

With Karndean flooring, three-leaf white aluminium bi-fold doors, radiator, space for sofas and table, t.v point and double doors into the

## Dining Room

7'9" x 14'6"

With a window to the side and rear, Karndean floor, ceiling light and radiator.

## Utility Room

8'2" x 6'5"

With grey handleless base units with single drainer stainless steel sink with chrome mixer tap, 30mm quartz work surfaces with matching up-stands, integrated Bosch washing machine, Karndean floor, ceiling light, composite door to side.

## First Floor Landing

Galleried first floor landing with double glazed window to front and radiator with space for seating or study area, two ceiling lights, smoke alarm, access to insulated roof space with retractable ladder, door to the airing cupboard housing the Ideal pressurised hot water tank, door to

## Master Bedroom

13'5" x 23'2"

With windows to the front and one to the side, two ceiling lights. An additional dressing corridor with triple door wardrobes on either side with hanging and shelf, door to the

## Ensuite Bathroom

7'11" x 10'5"

The bathroom features a four-piece white suite, which includes a low-level WC, a half pedestal wall-hung wash hand basin with a chrome mixer tap, and a panelled bath equipped with chrome shower attachments and a wall-hung mixer tap. There is also a large walk-in shower enclosure with a mains-fed shower that has twin shower heads, including a rain shower head. The walls and floor are adorned with porcelain tiles, and the space is well-lit with LED downlighters. Additional features include an extractor fan, an opaque rear window, and a heated chrome towel rail.

## Bedroom Two

13'6" x 13'11"

Featuring windows on the side and rear, a TV point, a built-in double wardrobe with hanging space and a shelf, a radiator, a ceiling light, and a door to...

## Ensuite Shower Room

The bathroom features a three-piece white suite, which includes a low-level WC and a half pedestal wall-hung wash hand basin with a chrome mixer tap. It also has a spacious walk-in shower enclosure equipped with a fixed glazed screen and a mains-fed shower with chrome fittings. The floors and walls are lined with elegant porcelain tiles, and there's a heated chrome towel rail for added comfort. Additional amenities include an extractor fan, downlighters, and an opaque window on the side for privacy.



**Bedroom Three**

13'6" x 10'2"

With two windows to the front, radiator, ceiling light, and t.v point.

**Bedroom Four**

8'6" x 10'5"

With window to the rear, a radiator, and ceiling light.

**Bedroom Five**

8'2" x 10'5"

With a window to rear, radiator, ceiling light.

**Family Bathroom**

7'0" x 9'1"

The bathroom features a three-piece white suite, including a low-level WC and a half pedestal wall-mounted wash hand basin equipped with a chrome mixer tap. There's a panelled bath complete with a mains-fed shower and a shower screen, along with a wall-mounted mixer tap. Additional amenities include a heated chrome towel rail, LED downlighters, and an extractor fan.

**Rear Garden**

Laid predominantly to lawn and fully enclosed by a brick perimeter wall and timber fencing, with side gated access and pathway to the

**Detached Double Garage**

With twin matching doors to the front, power and light connected, useful eaves storage and a pedestrian door to the garden.

**Tenure**

The property is freehold.

**Services**

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

48 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

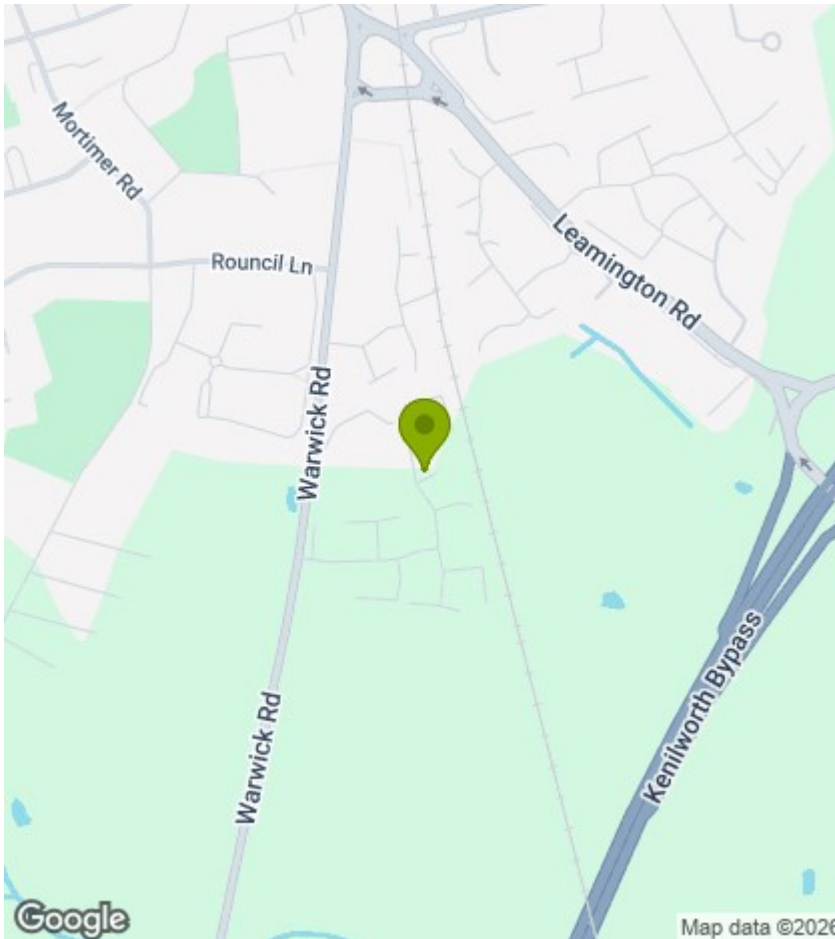
**Fixtures & Fittings**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.









## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(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	



LOCATION  
Seymour Green

DETAILS  
Total area: 245.90 m<sup>2</sup>  
2646.8 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatus accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatus is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatus.

0 1 2 3 4m  
1:119

### ▼ Ground Floor TOTAL AREA: 108.30 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 105.32 m<sup>2</sup>



### ▼ External TOTAL AREA: 32.28 m<sup>2</sup>

