BOOTHROYD & Company

Hickman Way, Kenilworth

Offers In The Region Of £439,995

- Three Story Three Bedroom Semi Detached House
- Energy Rating B - 85
- Living Room
- Two Bedrooms & First Floor Bathroom
- Garage Driveway Parking & South West Facing Rear Garden
- Located on the popular Pavilions Development
- Canopy Porch, Reception Hall & Cloakroom W.C
- Dining/Breakfast Kitchen
- Large Second Floor Principle Bedroom With Ensuite & Dressing Room
- Warwick District Council Tax Band E

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Hickman Way, Kenilworth, CV8 1HT

A modern three-storey, three-bedroom semi-detached Bovis Home, ideally positioned on an attractive corner plot within the highly regarded Pavilions development on the outskirts of Kenilworth, off Warwick Road towards Leek Wootton.
The property benefits from approximately four years remaining on the NHBC guarantee and is well presented throughout.
The ground floor comprises an open porch, reception hall, cloakroom, and a spacious breakfast/dining kitchen. To the first floor are two double bedrooms and a family bathroom, while the second floor features an impressive principal double bedroom with a fitted walk-in wardrobe and ensuite shower room.
Located in a very desirable area, the property falls within the catchment for All Saints C.of E. Primary School, Leek Wootton, and is conveniently close to local amenities and Kenilworth town centre, offering a range of shops and restaurants.

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Council Tax Band: E

Approach
Over a paved pathway to a timber tiled and pitched canopy porch with an outside lantern and composite door into the

Reception Hall
Featuring Karndean flooring, ceiling lighting, a radiator, a smoke alarm, coat hooks, and stairs leading to the first floor, there is a door that opens to the

Living Room
3.70m x 4.18m (12'1" x 13'8")
Featuring Karndean flooring, a radiator and a window at the front, along with a TV point and a ceiling light, there is also a door leading to the

Inner Hall
With Karndean flooring, a ceiling light, and a door to a useful understairs storage cupboard housing the electric isolation unit, alarm box, fitted light, and shelving, there is space for a condensing tumble dryer.

W.C.
1.77m x 1.25m (5'9" x 4'1")
With an opaque window to the side, a ceiling light, an extractor fan, a low-level W.C., a pedestal wash hand basin with a chrome mixer tap and splashback, Karndean flooring, and a radiator.

Open-Plan Kitchen / Dining Area
4.73m x 3.15m (15'6" x 10'4")
The kitchen area is fully equipped with a range of matching white high-gloss, handleless base and wall units, complemented by marble-effect rounded-edge work surfaces. A one-and-a-half bowl stainless steel sink with a chrome mixer tap sits beneath a window overlooking the rear. Integrated appliances include a Hotpoint undercounter fan-assisted oven and grill, a four-ring induction hob with an illuminated stainless steel extractor hood above, an Indesit washing machine, a fridge freezer, and a dishwasher. The space benefits from LED downlighters, a feature drop-down ceiling light, a radiator, and Karndean flooring throughout. The kitchen opens out via French doors leading onto the patio.

First Floor Landing
With matching banister rail and spindles, ceiling light and doors to the

Double Bedroom Two
4.75m x 3.70m (15'7" x 12'1")
Featuring a rear window, radiator, ceiling light, and a built-in storage cupboard with fitted shelving.

Double Bedroom Three
2.50m x 3.38m (8'2" x 11'1")
The room features a front window, a radiator, and a ceiling light.

Bathroom
1.90m x 2.13m (6'2" x 6'11")
The bathroom includes a three-piece white suite, which consists of a low-level WC, a wall-hung half pedestal wash basin with a chrome mixer tap, and a panelled bathtub fitted with wall-mounted chrome mixer taps. Additionally, there is a mains-fed shower featuring a fitted glazed shower screen. Other amenities comprise an opaque window on the side, an extractor fan, and LED downlighters for improved lighting.

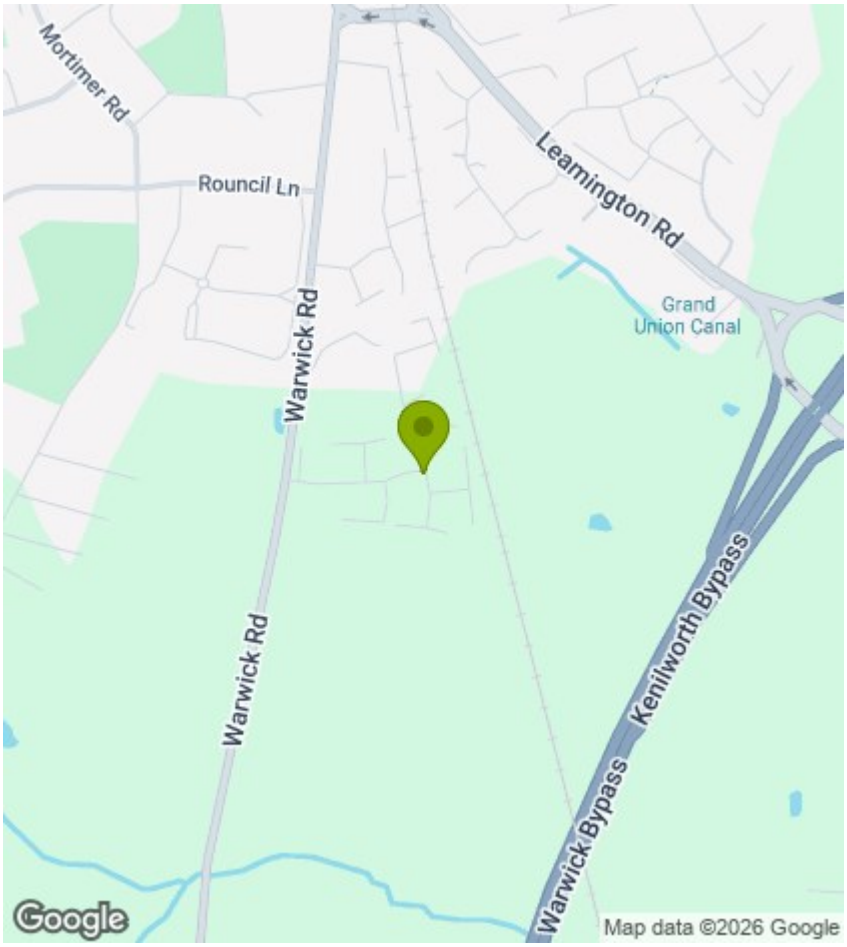
Inner Landing
The room features a front-facing window, a radiator, and space for a small desk. Stairs lead up to the next level.

Master Bedroom
4.76m x 4.30m (15'7" x 14'1")
Spacious principal bedroom with a matching bannister rail and spindles, window to the front, radiator, ceiling light, and double doors leading to a large walk-in wardrobe with a range of fitted shelving, hanging space, and a light.

Ensuite
2.02m x 1.63m (6'7" x 5'4")
The bathroom features a three-piece white suite, which includes a low-level WC, a half pedestal wall-hung wash hand basin with a chrome mixer tap, and a walk-in shower enclosure equipped with a mains-fed shower and a sliding shower screen. The walls are decorated with porcelain tiles, complemented with a heated chrome towel rail, and additionally with a Velux window facing the rear.

Rear Garden
The garden is fully enclosed by perimeter fencing and features a pathway. It includes a side timber gate and a central lawn. The borders are nicely stocked with a variety of small shrubs and plants. Additionally, there is an outdoor courtesy light and a tap. The garden benefits from a pleasant southwesterly-facing rear aspect.

Garage
3.25m x 6.00m (10'7" x 19'8")
The front features a metal up-and-over door, with power and lighting connected inside.

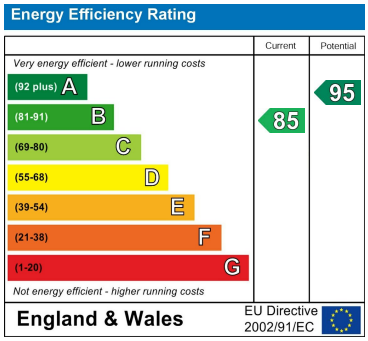


Viewings

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

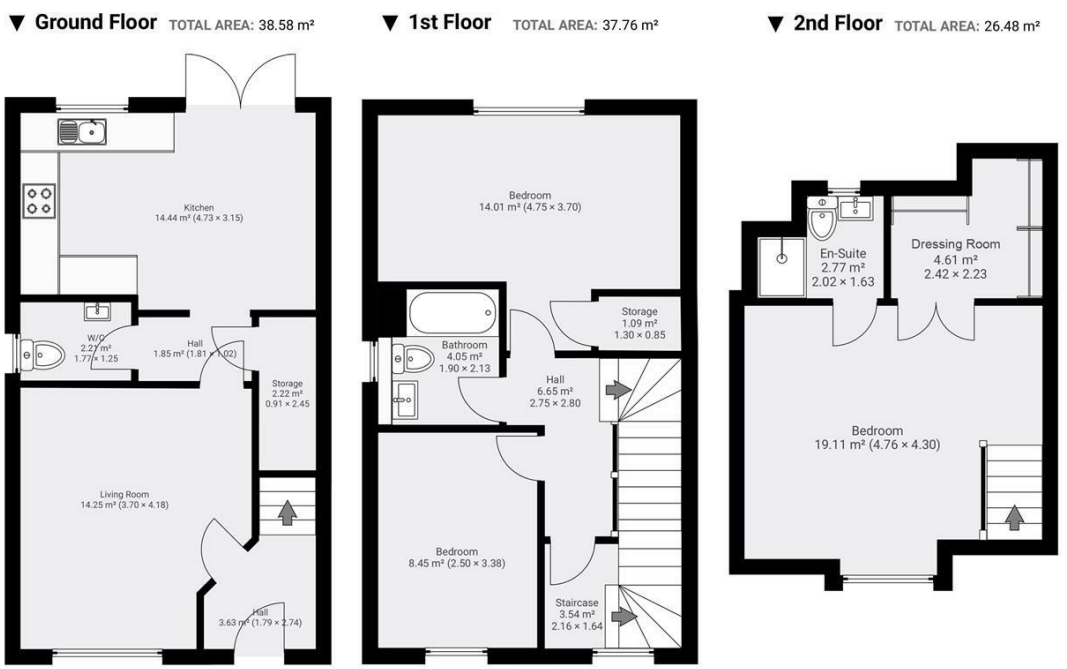
EPC Rating:

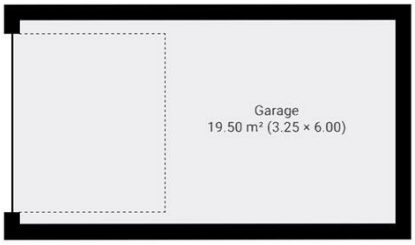
B



BOOTHROYD & Company

DETAILS
Total area: 122.32 m²
1316.64 sq.ft





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