



## Whitehead Drive, Kenilworth

Offers In The Region Of £535,000

- Four Bedroom Detached House- No Chain
- Living Room
- Dining Room With Extended Garden Room
- Four Bedrooms -Two Doubles
- Large Rear Garden
- Open Porch, Reception Hall & Cloakroom W.C
- Energy Rating C- 70
- Breakfast Kitchen & Large Utility & Integral Garage
- Ensuite & Bathroom
- Warwick District Council Tax Band E

# Whitehead Drive, Kenilworth, CV8 2TP

A well-proportioned four-bedroom detached home set within a quiet cul-de-sac on the outskirts of Kenilworth, ideally placed for the A46 by-pass and easy access to Coventry, Leamington and surrounding towns.

The single-glazed, gas centrally heated accommodation includes a recessed porch, reception hall, cloakroom/WC, lounge with feature fireplace, dining room, garden room, breakfast kitchen, utility room, and an integral single garage.

To the first floor, the landing provides access to the roof space, along with a master fitted bedroom with en-suite shower room, three further bedrooms (one double and two singles), and a family bathroom.

Externally, there is off-road parking for two cars to the front, and an attractive, good-sized rear garden offering excellent privacy and seclusion.



Council Tax Band: E



### Entrance

Recessed porch with external light panelled and glazed front door into

### Reception Hall

Radiator and stairs rising to the first floor with a bannister rail and panelled doors leading off

### Cloakroom

With a two-piece white suite comprising a low-level W.C. and vanity wash hand basin with cupboard below and central mixer tap, vinyl flooring, ceiling light, radiator, and an opaque double-glazed window to the front.

### Lounge

With a walk-in leaded and glazed bay window, dado rail, TV point, and a brick fireplace inset with quarry-tiled hearth and inset electric living-flame effect stove, with an additional capped gas point if required. There are two ceiling lights, two radiators, coving, and a panelled and glazed door leading into the

### Dining Room

With radiator, coving, ceiling light, door to the kitchen, and a square arch leading to the

### Extended Garden Room

With sliding patio doors overlooking the attractive rear garden, radiator, double-glazed window to the side, coving, and a downlighter.

### Breakfast Kitchen

Comprehensively fitted with a range of matching beech-fronted base and wall units with brushed steel handles and marble-effect rounded-edge work surfaces, together with a one-and-a-half bowl stainless steel sink with chrome mixer tap. Appliances include a four-ring Neff hob with concealed illuminated extractor hood over, eye-level Neff double fan-assisted oven and grill, and integrated dishwasher, with space for a large upright fridge-freezer. Additional features include ceramic tiling to splashback areas, ceiling light, pelmet lighting, and a breakfast area with space for a table. Door to the

### Utility

Spacious utility fitted with matching white base and wall units with rounded-edge work surfaces, space and plumbing for a washing machine and further space for additional white goods, vinyl floor tiles, ceiling strip light, opaque double-glazed door to the garden, and door to the internal garage.

### Garage

With electric metal up-and-over door to the front, power and light connected, and fitted shelving.

### First Floor Landing

Access to the insulated roof space, built-in airing cupboard housing the factory-insulated lagged copper cylinder with slatted shelving and fitted immersion heater, and doors leading off

### Double Bedroom One

With walk in leaded and glazed bay window, gppd size double bedroo with built in double wardrobes with sliding mirrored doors with hanging and shelving, ceiling light, coving, door to the

### Ensuite

With a three piece light grey coloured suite with low level w.c, pedestal wash hand basin, walk in shower cubicle with Triton electric shower, ceramic tiling to full height to shower and splash back to walls, vinyl floor, opaque glazed window to side.

### Double Bedroom Two

With radiator, glazed window to the rear, coving, ceiling light, and built-in double wardrobes with hanging rail and shelf, finished with sliding mirrored doors.

### Family Bathroom

With a three-piece light-grey suite comprising a low-level W.C., vanity wash hand basin, and panelled bath with ceramic-tiled splashback, together with wall-mounted mirror, radiator, ceiling light, vinyl flooring, and an opaque glazed window to the side.

### Bedroom Three

With leaded and glazed window to the front, radiator, ceiling light, coving, and stairs bulkhead.

### Bedroom Four

With built-in double wardrobe with hanging rail and shelf, sliding mirrored doors, radiator, coving, and ceiling light.

### Rear Garden

A lovely feature of the property, predominantly laid to lawn with a variety of mature shrubs and plants, together with a pergola walkway, timber shed, and an attractive summer house. The garden is fully enclosed by perimeter fencing and a garden wall to the opposite side, with outside security light, cold-water tap, and useful secure side-gated access leading to the front.

### Front

To the front of the property here is driveway parking for 2 cars.

### Tenure

The property is freehold.

### Services

All mains services are connected;  
Mobile coverage

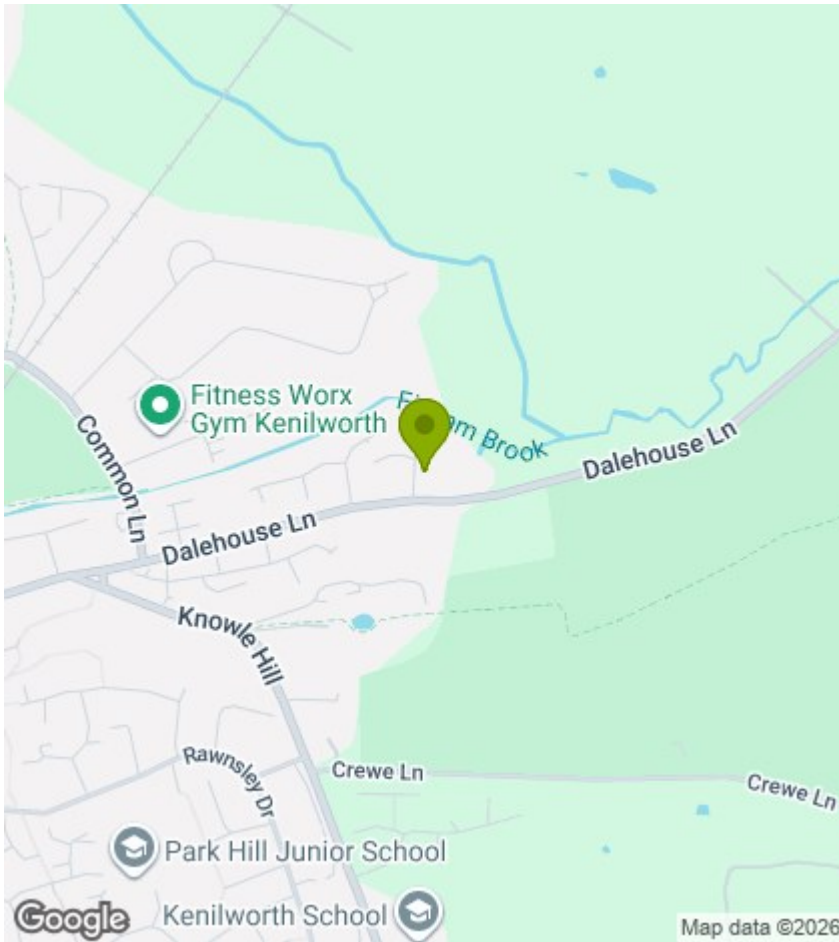
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
79 Mbps  
Ultrafast  
1000 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.

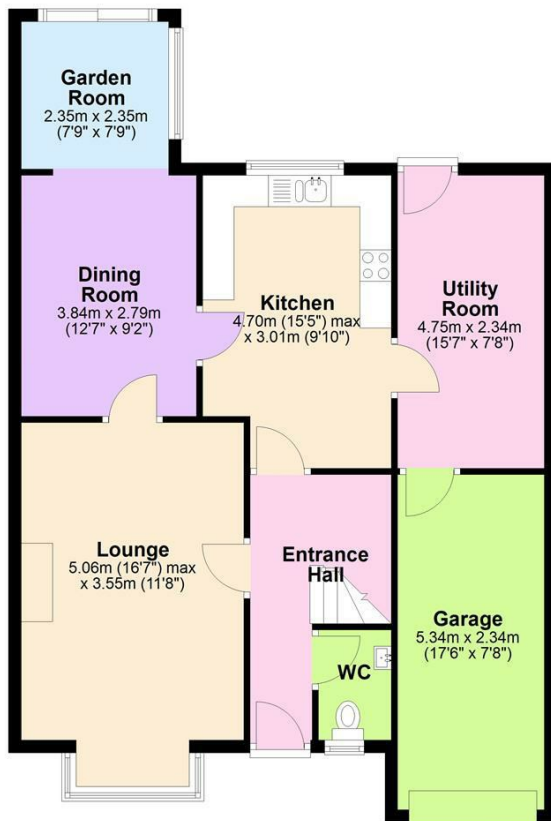
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

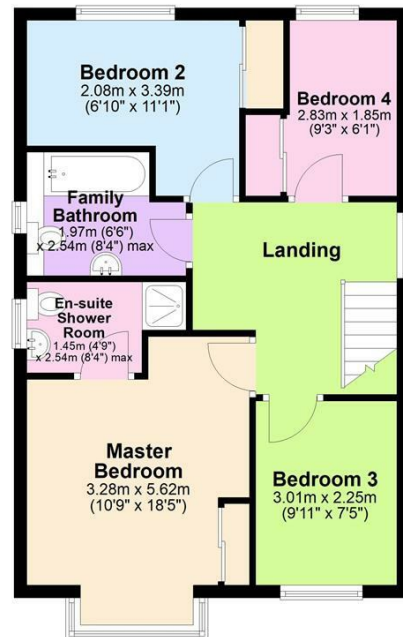
### Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 146.1 sq. metres (1572.6 sq. feet)