BOOTHROYD
& Company

Hickman Way, Kenilworth

£349,950

- Modern Two Bedroom Semi-Detached House
- Front Living Room
- Inner Lobby With Store And Cloakroom W.C
- Two Double Bedrooms
- Attractive Rear Garden And Driveway Parking
- Open Porch And Reception Hall
- Energy Rating B - 83
- Dining Kitchen With Appliances
- En-suite And Family Bathroom
- Warwick District Council Tax Band C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

sales@boothroyd.co.uk
www.boothroyd.co.uk

Hickman Way, Kenilworth, CV8 1HT

An immaculately presented modern two-bedroom semi-detached house located in the sought-after Pavilions development, close to the Cricket Grounds. The well-appointed property requires internal inspection and comprises; reception hall, living room, inner hall with storage and a cloakroom w.c, fitted kitchen/dining room with appliances included. To the first floor is a spacious landing, two good double bedrooms main with walk in wardrobe and en-suite shower room, second double with wardrobe/storage and a bathroom. Outside an attractive rear garden and driveway parking to the front for two cars.

2 2 1 B - 83 Council Tax Band: C

Approach
Over a paved pathway to a pitched tiled canopy porch with outside lantern, composite front door into the

Reception Hall
1.79m x 3.40m (5'10" x 11'1")
Karndean flooring, ceiling light, radiator, alarm control pad, stairs rising to the first floor, oak door into the

Living Room
3.69m x 3.87m (12'1" x 12'8")
With ceiling light, double glazed windows with plantation shutters to front, Karndean flooring, radiator, Honeywell temperature control clock for the central heating, oak door to the

Inner Hall
1.57m x 1.23m (5'1" x 4'0")
With Karndean flooring, ceiling light, oak door to useful understairs storage cupboard housing the electric isolation unit, alarm control pad and automatic light.

Cloakroom W.C
1.99m x 1.25m (6'6" x 4'1")
With a two piece white suite with low level w.c, pedestal wash hand basin with chrome mixer tap and tiled splashback with chrome mixer tap, extractor fan, radiator, kardean flooring opaque double glazed window to side.

Kitchen/Dining Room
4.69m x 2.98m (15'4" x 9'9")
Kitchen area comprehensively fitted with a range of matching base and wall units with chrome handles and wood grain effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated appliances to include a Hotpoint under counter oven with grill and four ring stainless steel gas hob with illuminated stainless steel extractor hood above, integrated fridge freezer and dishwasher, space for washing machine, cupboard concealing the Ideal logic combination boiler servicing the hot water and central heating, LED downlighters, double glazed window to rear opening to the dining area with double glazed french doors onto the patio, radiator, ceiling light.

First Floor Landing
With ceiling light, smoke alarm, access to insulated and boarded roof, door to

Double Bedroom One
3.42m x 3.57m (11'2" x 11'8")
With double glazed window to rear, radiator, ceiling light, built in walk in wardrobe with useful light with matching twin hanging and shelf over.

En-suite
1.44m x 2.25m (4'8" x 7'4")
With a three piece white suite with low level w.c, half pedestal wall hung wash hand basin with chrome mixer tap, large walk in shower enclosure with mains fed shower with sliding glazed shower screen, porcelain tiling to walls, opaque double glazed window to side, extractor fan, LED downlighters.

Doubble Bedroom Two
4.73m x 3.40m (15'6" x 11'1")
With two double glazed windows to front, ceiling light, radiator, built-in wardrobe/cupboard with useful shelving.

Bathroom
1.89m x 2.07m (6'2" x 6'9")
With a three piece white suite with low level w.c, wall hung half pedestal wash hand basin with chrome mixer tap, panelled bath with mains fed shower over with shower screen and wall mounted mixer taps, LED downlighters, extractor fan, opaque double glazed window to side.

Rear Garden
The rear garden is fully enclosed by perimeter fencing and predominantly laid to lawn with neatly stocked boarders with a variety of shrubs and plants, timber garden shed, two patios, side gated access. Outside tap and light.

Front
To the front of the property is a lawned fore garden with path leading to the front door with planted shrubs beneath the window, to the side a tarmacadam driveway with space for two or three cars.

Tenure
The property is freehold.

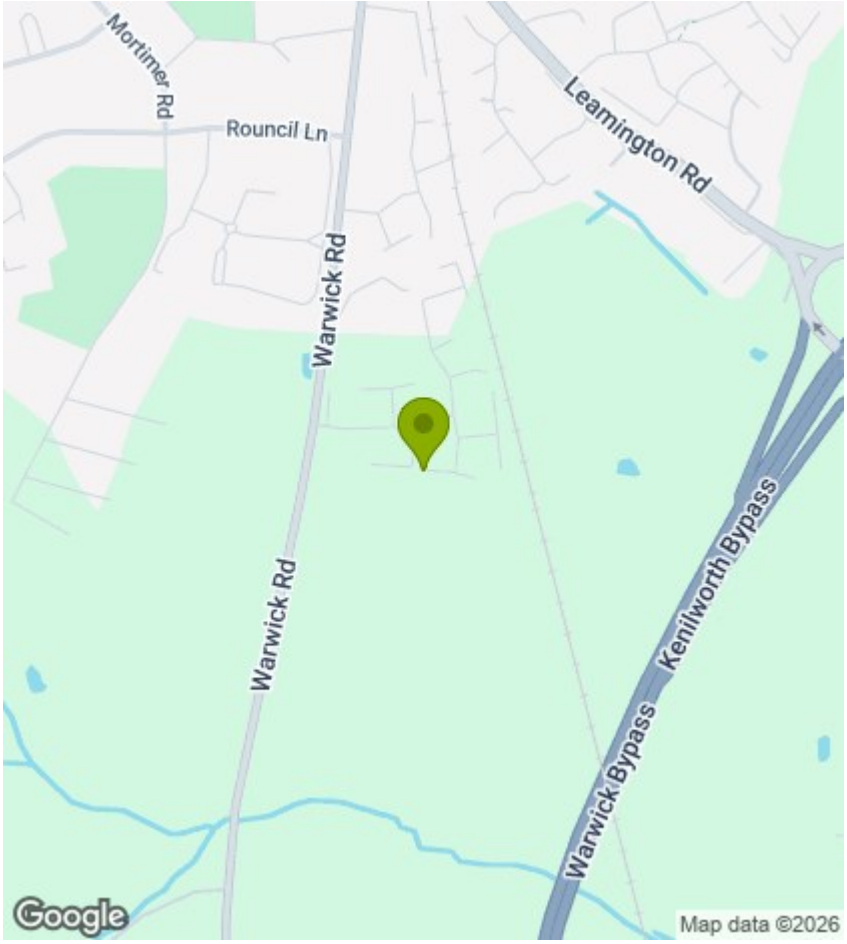
Services
All main services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
14 Mbps
Superfast
78 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.

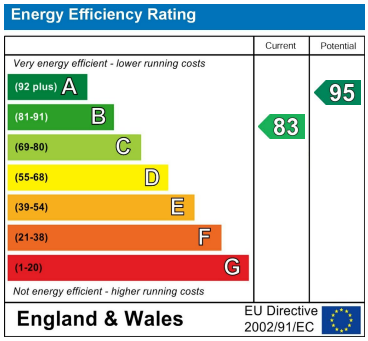


Viewings

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

EPC Rating:

B



BOOTHROYD & Company

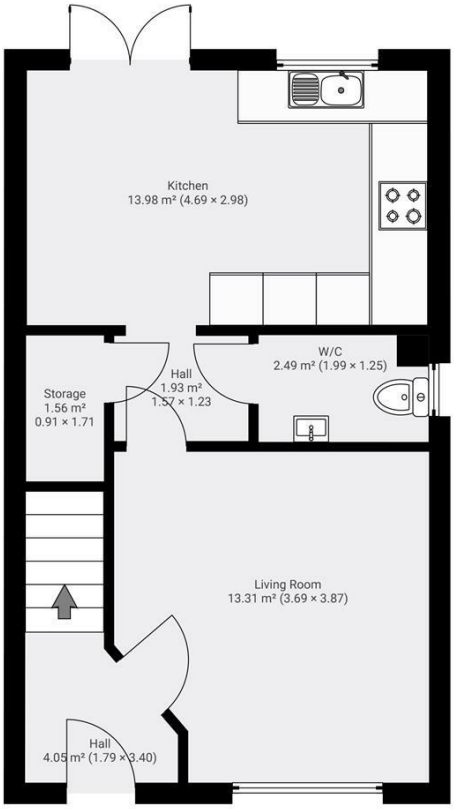
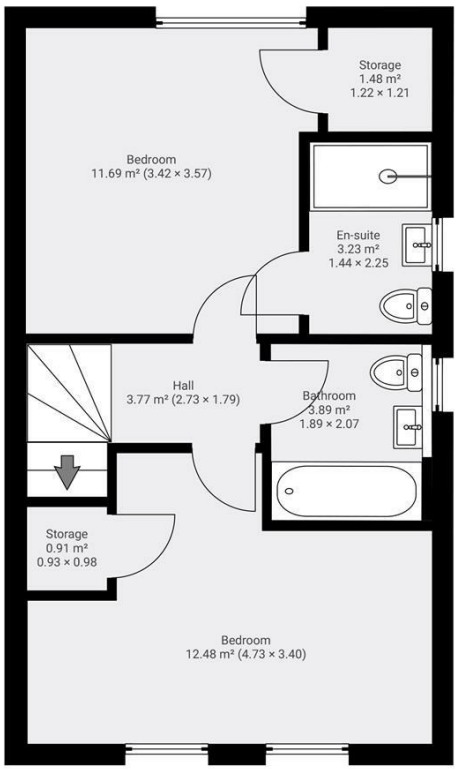
LOCATION
70 Hickman

DETAILS
Total area: 74.71 m²
804.17 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. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0.0 0.5 1.0 1.5 2.0m
1:58

▼ **Ground Floor** TOTAL AREA: 37.29 m²



▼ **1st Floor** TOTAL AREA: 37.42 m²