



Beard Close | Kenilworth | CV8 2RA

Asking price £829,995



**KINGSWAY**  
— ESTATE AGENTS —

## Key features

- Detached
- Five Bedrooms
- Garage
- EPC Rating: B

## Description

Kingsway Estate Agents are delighted to present to the market this stylish five-bedroom detached residence, located within the prestigious and highly sought-after Kenilworth Gate development.

Upon entering, you are welcomed by a spacious entrance hallway that leads seamlessly to a well-appointed office, a contemporary cloakroom, and a stunning open-plan living, dining, and kitchen area. The dining space is enhanced by elegant French doors opening onto a private rear garden, creating a perfect setting for entertaining and family living.

On the first floor, the luxurious principal suite boasts a beautiful en-suite bathroom and bespoke fitted wardrobes. A further two generously sized double bedrooms and a stylish family bathroom with a shower over bath complete this level.

The second floor offers two additional spacious double bedrooms alongside a second family bathroom, ideal for accommodating guests or a growing family.

Externally, the property benefits from a generous rear garden, a garage, driveway parking for two cars, and an EVC charger.

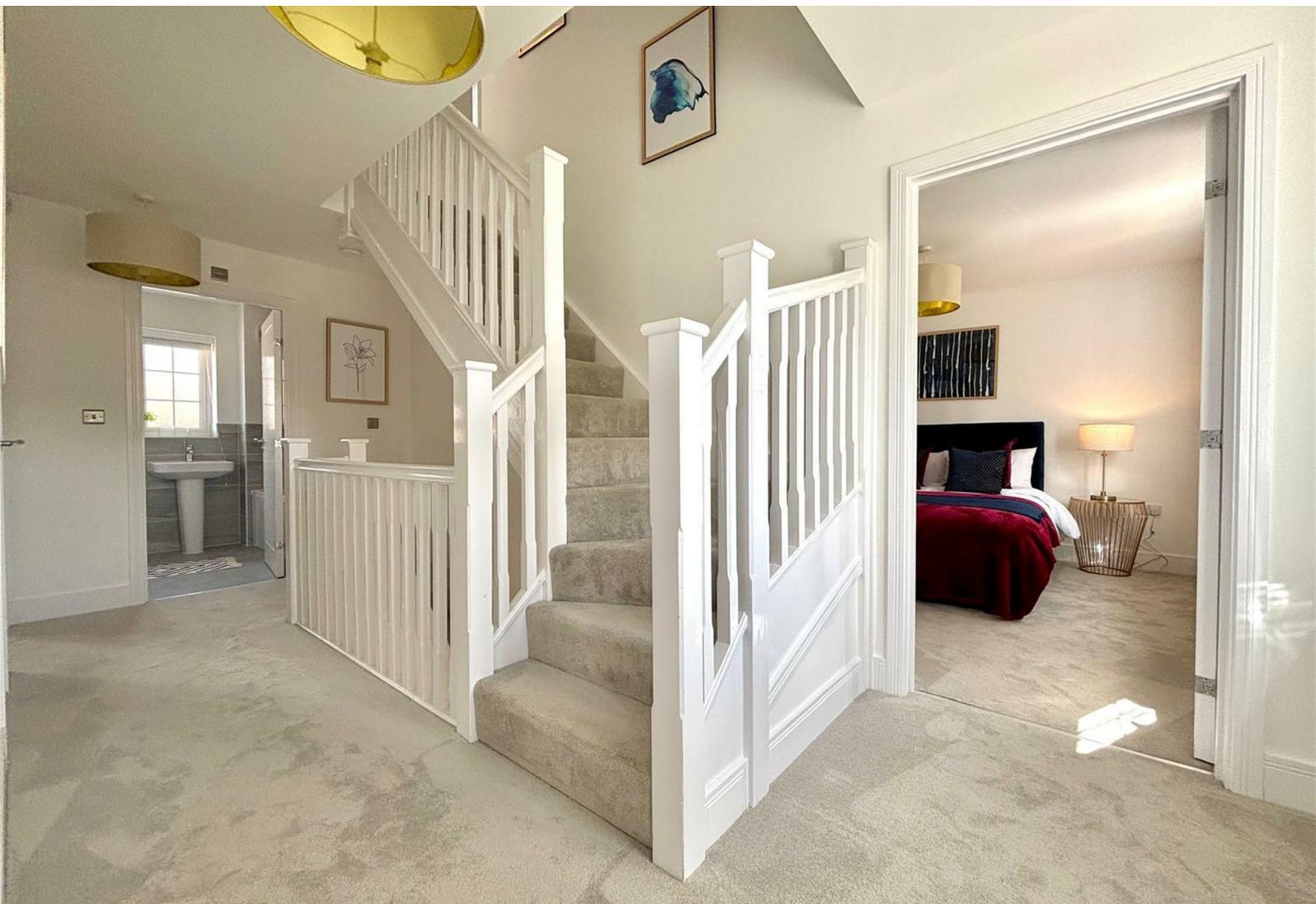
Please call us today to arrange your viewing.

PLOT 1 – THE ROWINGTON, KENILWORTH GATE

EPC Rating: B

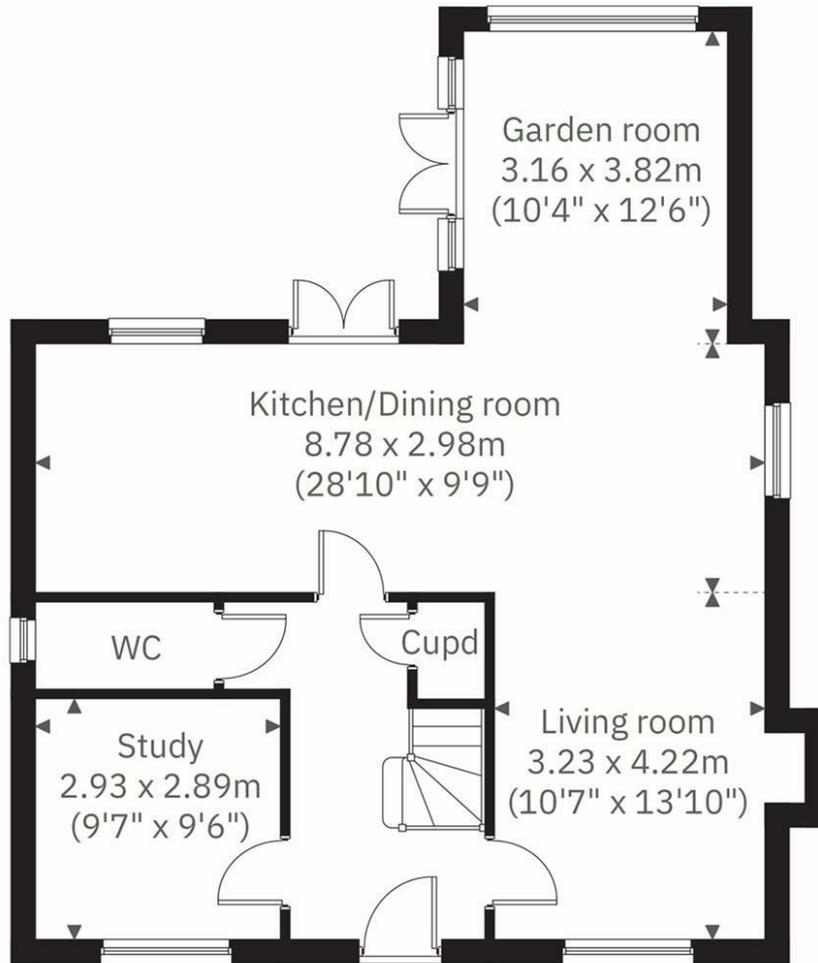








Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(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	



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