



Dencer Drive | Kenilworth | CV8 2QR

Offers over £600,000



KINGSWAY
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Key features

- Extended Four Bedroom Detached Property
- Two Reception Rooms
- Family Bathroom Plus Two WC's
- Private Driveway For Three Vehicles & Separate Garage
- EPC Rating: C



Description

Kingsway Estate Agents are delighted to present this stunning four-bedroom detached family home, ideally situated on the highly sought-after road of Dencer Drive, Kenilworth.

The property opens into a welcoming entrance hall, leading seamlessly into a bright and airy living room. This flows through to a stylish open-plan, modern kitchen with adjoining living room, creating a fantastic space for both everyday entertaining. The kitchen is well-appointed, featuring a striking range cooker, and is complemented by a separate utility room. A dedicated playroom/bedroom five benefits from patio doors, while the living area features bi-fold doors that open directly onto the private rear garden, allowing for an abundance of natural light. The ground floor is completed by two conveniently located WC's, positioned at either end of the property.

On the first floor, the accommodation comprises three generously sized double bedrooms, a further single bedroom, and a well-presented family bathroom.

Externally, the property boasts a private rear garden, with a combination of paving and artificial lawn, ideal for outdoor dining and family enjoyment. To the front, a private driveway provides parking for three vehicles and a garage.

EPC Rating: C



Lounge
15'4" x 13'9"

Kitchen/Dining Area
15'8" x 12'0"

Living Area
18'8" x 9'5"

Utility
8'9" x 11'6"

Bedroom Five/Playroom
16'1" x 8'2"

Bedroom One
12'10" x 10'5"

Bedroom Two
10'5" x 16'2"







Bedroom Three

16'2" x 10'1"

Bedroom Four

6'3" x 9'10"

Family Bathroom

7'5" x 5'6"

Garage

17'3" x 7'0"

Floor plans



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The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	84
EU Directive 2002/91/EC		



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