



Edwin Gee Road | Kenilworth | CV8 2RJ

£779,995

 **KINGSWAY**
ESTATE AGENTS

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Kingsway Estate Agents are delighted to present this beautifully designed five-bedroom detached family home, ideally positioned within the prestigious and highly sought-after Kenilworth Gate development.

From the moment you step inside, the welcoming entrance hallway sets the tone for a home thoughtfully laid out for modern family life. There is a dedicated home office, perfect for remote working or homework space, a stylish cloakroom, and a superb open-plan kitchen, dining, and living area that truly forms the heart of the home. The dining space features elegant French doors opening onto the private rear garden, creating a safe and enjoyable environment for children to play while offering the perfect setting for family meals and entertaining.

The first floor provides a generous principal bedroom complete with fitted wardrobes and a beautifully appointed en-suite bathroom. Two further spacious double bedrooms are ideal for children or guests and are served by a contemporary family bathroom with a shower over bath.

The second floor offers excellent flexibility, featuring two additional double bedrooms and a second family bathroom.

Outside, the property offers a generous rear garden, a garage, driveway parking for two vehicles, and the added convenience of an electric vehicle charging point.

This impressive home offers versatile living space in a safe, well-regarded community—perfect for growing families looking to settle in a desirable location.

Please call us today to arrange your viewing.

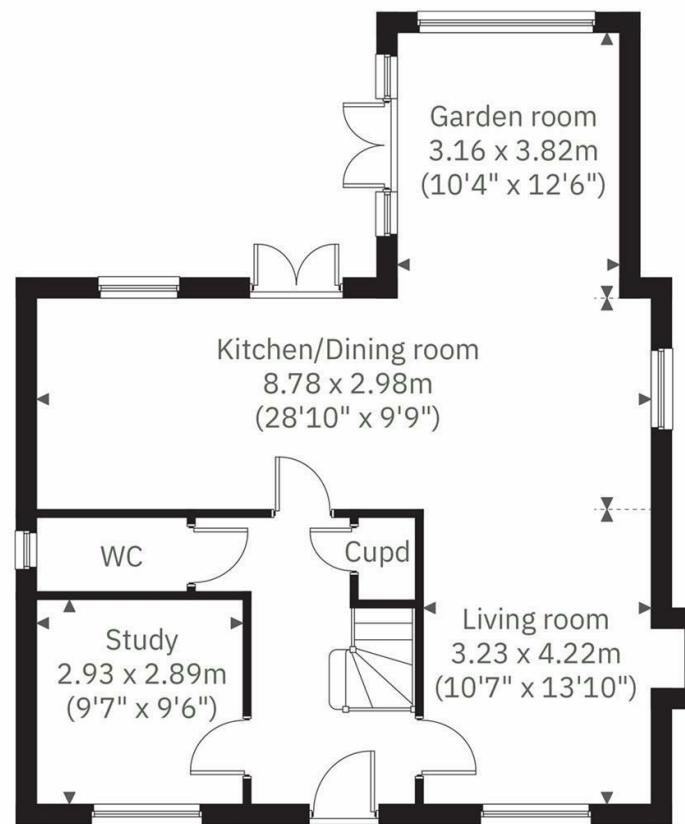
PLOT 69 – THE ROWINGTON, KENILWORTH GATE

EPC Rating: B

- Detached
- Five Bedrooms
- Garage
- Car Charging Point
- EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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