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John O'gaunt Road  
Kenilworth



### Property Description

Located on the highly regarded John O'Gaunt Road, this three-bedroom semi-detached family home occupies a convenient position within easy reach of Kenilworth town centre and falls close to several of the area's highly sought-after schools, making it an ideal purchase for families.

The property offers well-proportioned accommodation throughout, with excellent potential for further improvement and modernisation. The ground floor comprises a spacious living room, a separate dining room and a fitted kitchen. A useful utility/reception room provides additional storage and laundry space, with a side door giving direct access to the rear garden. There is also a convenient cloakroom/WC.

To the first floor are three good-sized bedrooms and a family bathroom fitted with both bath and shower facilities.

Externally, the property benefits from ample driveway parking leading to garage, whilst to the rear is a privately enclosed garden offering a safe and secure space for children, entertaining and outdoor enjoyment. Side access adds further practicality.

Additional benefits include solar panels, helping to improve the home's energy efficiency and reduce running costs.

This property offers a fantastic opportunity to create a superb long-term family home in a desirable residential location, early viewing is highly recommended to appreciate the accommodation, potential and convenience on offer.

### Approach

Access via spacious front driveway with partial front lawn area leading to front door

### Entrance Hall

Inviting entrance hall leading to various reception rooms including cloakroom

### Cloakroom

With wc and wash basin offering practical convenience for guests

### Living Room

Spacious main living area with front aspect views, gas effect fire, central heating and leading to dining room

### Dining Room

Separate dining room, perfect for family dining and guest entertaining with scope to open out into adjoining kitchen. With rear door access to private rear garden

### Kitchen

Offering ample cupboard and storage space with built-in cooker and partial integrated appliances, additional storage cupboard/ pantry, side door access to front and rear of property

### Utility Room

Adjoining the kitchen and versatile as an additional reception room with views to rear garden

### Bedroom 1

Spacious main bedroom overlooking front aspect of the property with double built-in wardrobe space and additional storage cupboard space

### Bedroom 2

Double bedroom with built in cupboard space, overlooking front aspect of the property into rear garden

### **Bedroom 3**

Single bedroom overlooking front aspect of the property with built-in cupboard space.

### **Main Bathroom**

3 piece main bathroom with shower cubicle including wc. towel rail and wash basin with window to rear of property

### **Rear Garden**

Private and picturesque East facing rear garden with patio area for entertaining and enjoying family time with side access to front of property and garage

### **Garage**

Single, purpose built garage, ideal for cars, bikes or general household items and storage, set back from main driveway

### **Driveway**

Driveway parking for several cars

### **Solar Panel Roofing**

7 installed panels to front of property and 5 to the rear (battery operated from loft) Ideal for energy efficiency and offering generous annual energy savings





Total floor area 96.0 m<sup>2</sup> (1,034 sq.ft.) approx

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To view this property please contact Atkinson Stilgoe on

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EPC Rating: Awaited  
Council Tax Band: D

Tenure: Freehold

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