



Pencraig Close KENILWORTH CV8 2NT

for sale
£550,000



Property Description

A beautifully presented and extended four-bedroom detached family home offering spacious and versatile accommodation, ideal for modern family living.

in a quiet cul-de-sac and sought after area of Kenilworth.

The property features a welcoming entrance hall, guest cloakroom and a well-equipped kitchen with a range of fitted units, integrated appliances and built-in double oven. The standout feature is the impressive open-plan living and dining room, complete with oak flooring, feature fireplace and stunning Schüco corner bi-fold doors opening onto the rear garden, creating a bright and sociable living space. A separate study provides an ideal home office.

To the first floor, the principal bedroom enjoys garden views, fitted wardrobes and an en-suite shower room.

There are three further well-proportioned bedrooms, all with fitted wardrobes, and a modern family bathroom.

Outside, the property benefits from driveway parking for two vehicles and an attractive south-west facing rear garden with a generous wrap-around patio, lawn and mature planting. A private barbecue and dining area provides the perfect space for outdoor entertaining and relaxation.

Situated on a peaceful close in the heart of Kenilworth, this property enjoys a family-friendly location with easy access to local shops, parks, schools, and the town centre.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-

money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

The property is approached via a tarmac driveway providing off-road parking for two vehicles. A pathway leads to the front entrance, with attractive planting and a well-maintained frontage creating an excellent first impression.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful storage space.

Guest Cloakroom

Fitted with a low-level WC and wash hand basin, conveniently located off the entrance hall.

Kitchen

A well-appointed kitchen fitted with a comprehensive range of wall and base units with complementary work surfaces. Integrated appliances and a built-in double oven provide practicality for everyday family living, with views over the front aspect.

Living/ Dining Room

A superb open-plan living and dining space, ideal for both family life and entertaining. Features include attractive oak flooring, a feature fireplace and impressive Schüco corner bi-fold doors, allowing an abundance of natural light and

seamless access to the rear garden.

Office/ Study

A versatile separate study, ideal for home working, with space for a desk and additional storage.

Principal Bedroom

A spacious double bedroom overlooking the rear garden, benefiting from fitted wardrobes and access to a private en-suite shower room.

En Suite

Comprising a shower enclosure, wash hand basin and low-level WC, finished to a modern standard.

Bedroom 2

A generous double bedroom with fitted wardrobes and a pleasant outlook to the front.

Bedroom 3

A well-proportioned bedroom with fitted wardrobes, suitable as a guest room or children's bedroom.

Bedroom 4

A further good-sized bedroom with fitted wardrobes, offering flexibility as a bedroom, nursery or additional home office.

Family Bathroom

A contemporary family bathroom fitted with a panelled bath with shower over, wash hand basin and low-level WC.

Rear Garden

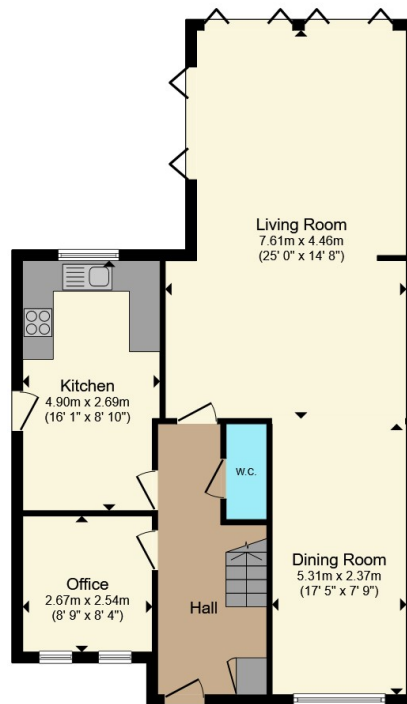
The attractive south-west facing rear garden enjoys a high degree of privacy and is predominantly laid to lawn with mature planting. A generous wrap-around patio provides ample space for outdoor seating and entertaining, whilst a dedicated barbecue and dining area offers the perfect setting for al

fresco dining and relaxation.

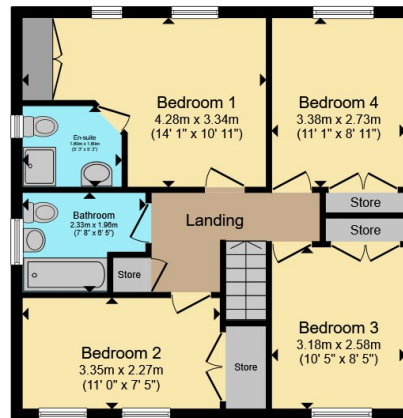
Driveway

To the front of the property is a block-paved driveway providing off-road parking for two vehicles and access to the front entrance.





Ground Floor



First Floor

Total floor area 137.8 m² (1,484 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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