



MATTHEW JAMES

Property Services



22 Edwin Gee Road, Kenilworth, CV8 2RJ

£779,995

**** COME AND SEE THE PROPERTY FOR YOURSELF - CALL US NOW TO BOOK ** FIVE BEDROOMS... DETACHED... MASTER EN-SUITE... TWO FURTHER BATHROOMS... ** UPGRADES WORTH OVER £20,000! ** BRAND NEW BUILD & READY TO GO... OPEN PLAN KITCHEN DINING ROOM AND LIVING AREA... GROUND FLOOR CLOAKROOM... STUDY... OFF ROAD PARKING FOR TWO VEHICLES WITH EV CHARGING POINT... GARAGE... BASED OVER THREE FLOORS.** Located on the sought after 'Kenilworth Gate' development, this beautiful 'Rowington' style five bedroom detached property really does need to be viewed. Having parking for two cars with EV charging point and a garage, its perfect for those that commute as the motorway network is just a short drive away. The 'Rowington' is a highly sought-after five-bedroom detached home, crafted with the demands of modern living in mind. The open plan kitchen and dining area creates a vibrant and versatile space, ideal for entertaining guests or enjoying family dinners. A spacious living room offers a relaxing space, with French doors that open onto the larger than average rear garden. The upstairs layout, over three floors, is equally impressive, featuring five well-proportioned bedrooms, with the master bedroom boasting a private en-suite shower and dressing area. To complete the first floor, you will find a family bathroom, storage cupboard and to the third floor are two further bedrooms and a separate shower room. To the rear is a generous and private rear garden with paved patio area. The property is all ready to go and if this sounds like your perfect next home for you and your family, call us now to book your appointment to view! There are two other properties available for viewing also so ask for further details!

Approach



Living Room

13'10 x 10'7 (4.22m x 3.23m)



Kitchen / Dining Room

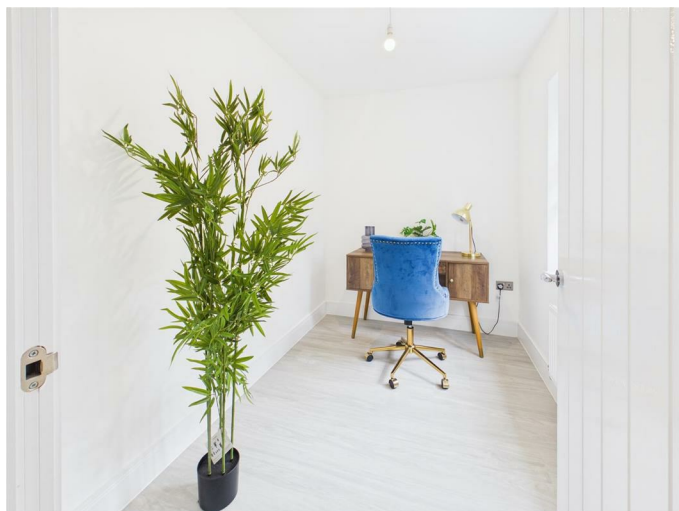
28'10 x 9'9 (8.79m x 2.97m)



Entrance Hallway

Study

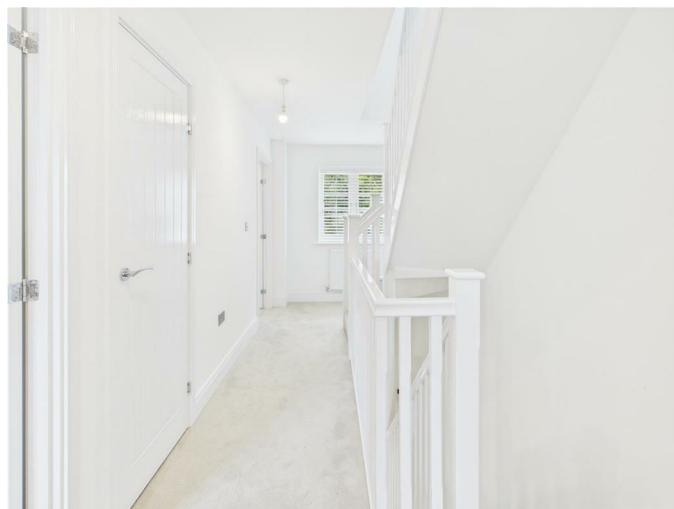
9'8 x 9'7 (2.95m x 2.92m)



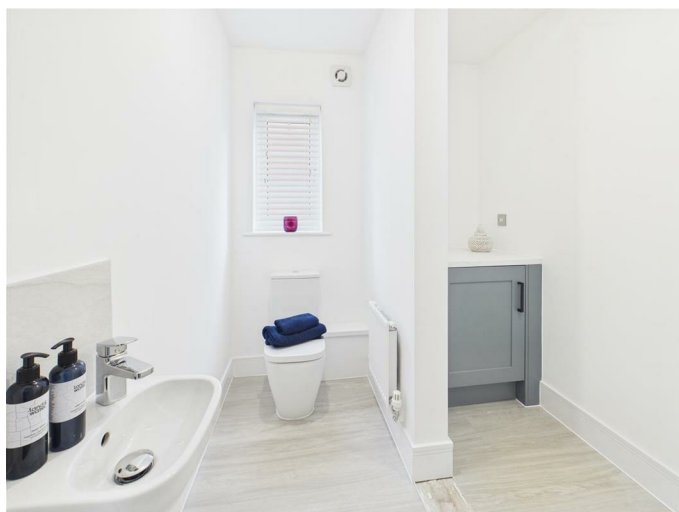
Garden Room

12'6 x 10'4 (3.81m x 3.15m)

First Floor Landing

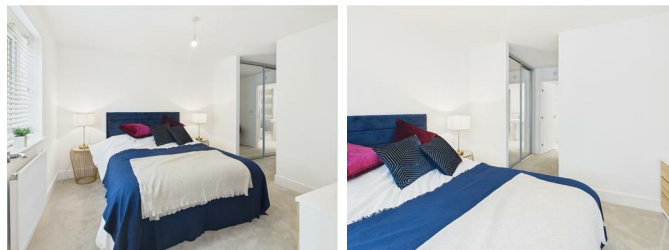


WC / Utility



Bedroom One

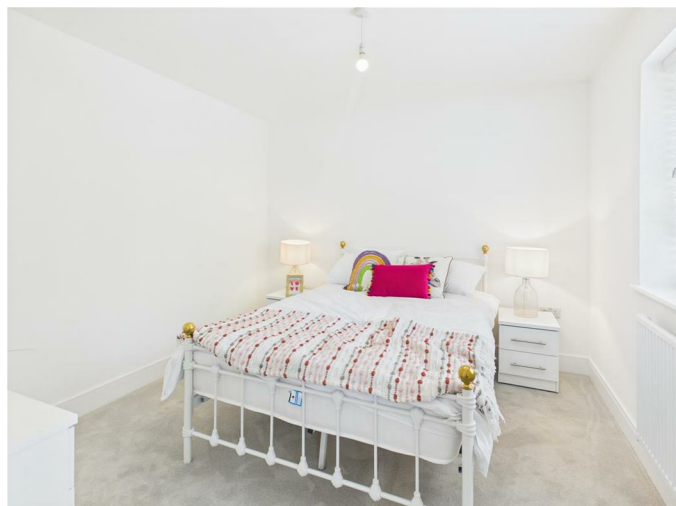
10'9 x 10'8 (3.28m x 3.25m)



Dressing Room



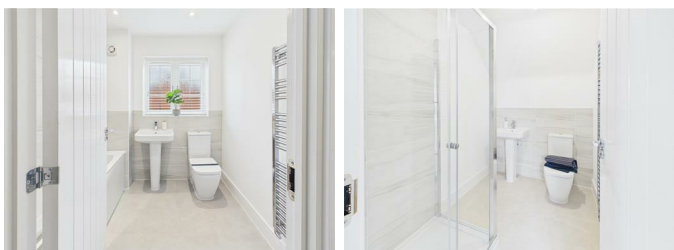
Bedroom Two 13'4 x 10'1 (4.06m x 3.07m)



En Suite



Bathroom



Bedroom Five 10'1 x 10'1 (3.07m x 3.07m)



Second Floor Landing



Bedroom Four 15'3 x 10'10 (4.65m x 3.30m)



Bedroom Three

15'3 x 10'4 (4.65m x 3.15m)



Rear Garden



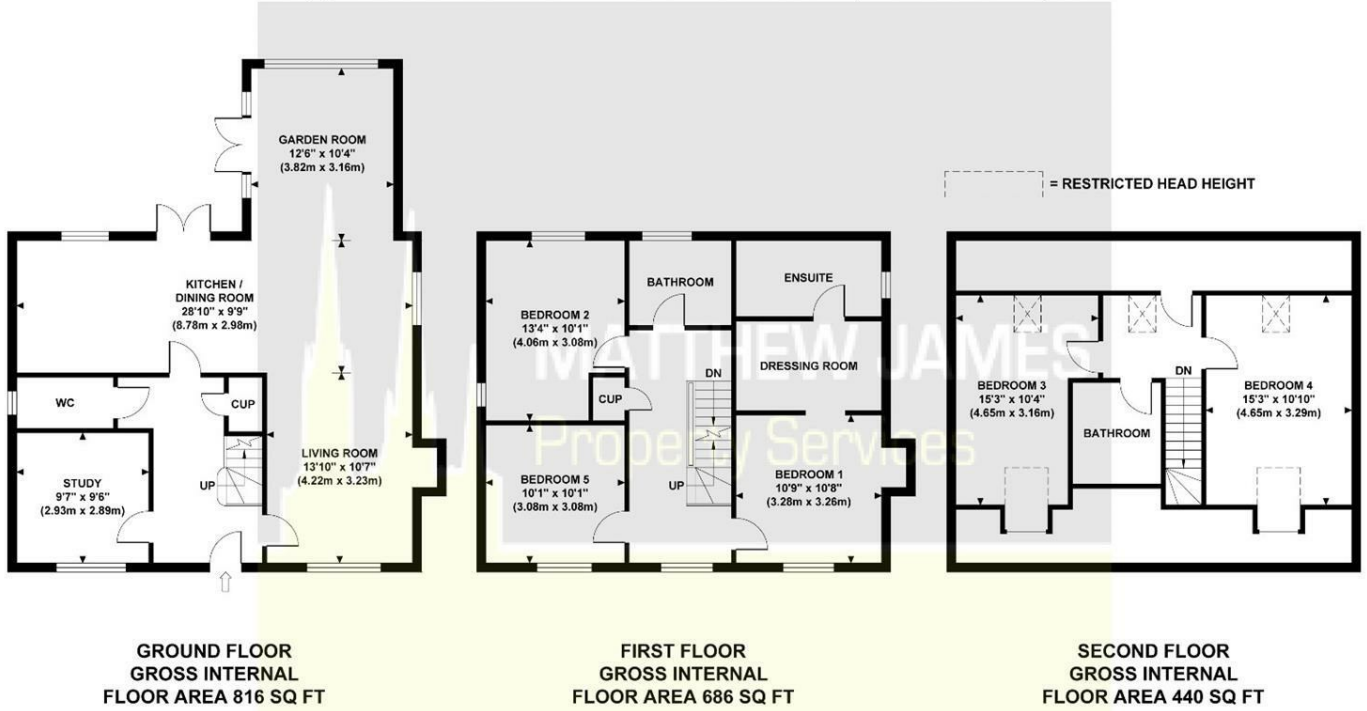
Off Road Parking

Garage

Floor Plan

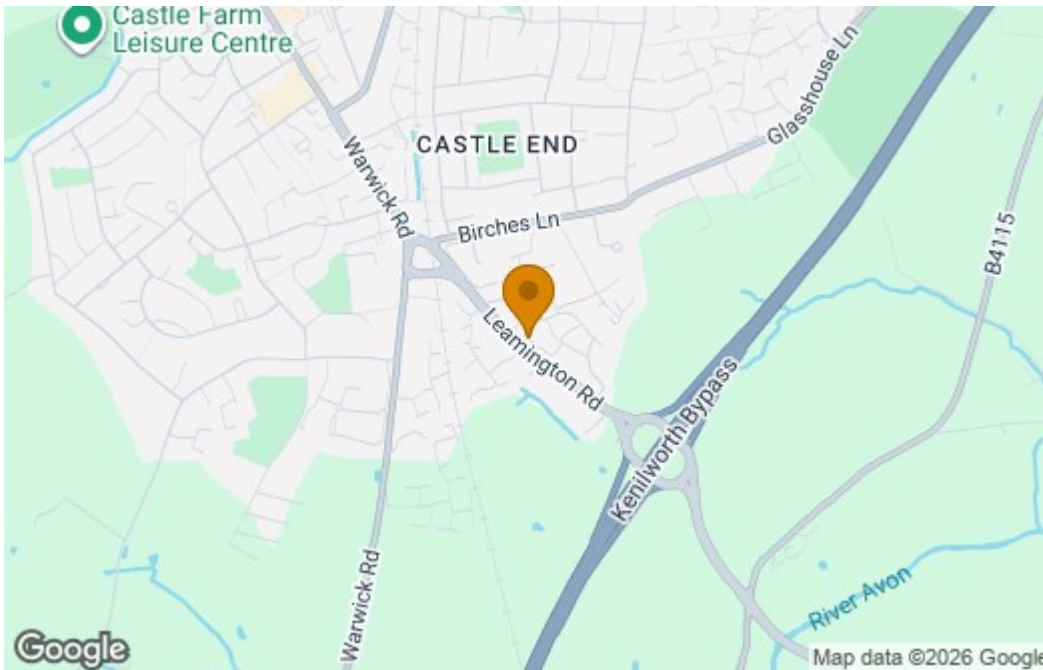
THE ROWINGTON

Approximate Gross Internal Area 1942 sq ft / 180.41 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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