



## Mayfield Drive, Kenilworth

£699,950

- Attractive Modern Four Bedroom Detached House
- Lounge, Dining Room, Breakfast Kitchen And Utility Room
- Four Bedrooms, Three Doubles
- Attractive Gardens To Two Sides
- Gas Central Heating And Double Glazing
- Enclosed Porch, Reception Hall And Cloakroom
- Energy Rating C - 69
- Bathroom And En-suite
- Double Garage And Driveway Parking
- Warwick District Council Tax Band G

# Mayfield Drive, Kenilworth CV8 2SW

A sought after and well positioned four bedroom detached home, situated on an attractive plot with additional space to the side ideal for a double extension subject to planning permission. The well maintained and attractively presented accommodation comprises; enclosed porch, reception hall, fitted cloakroom, well fitted kitchen with integrated appliances, utility room, family room, good sized separate dining room, through lounge with feature fireplace, galleried landing, master bedroom with en-suite shower room, three further bedrooms, two doubles and one single, family bathroom, tarmacadam driveway to large detached double garage, further pedestrian gate onto Kineton Road.



Council Tax Band: G



### **Approach**

Over a tarmac driveway and pathway to a fully enclosed upvc double glazed porch with matching full height leaded windows, ceramic tiling to floor, wall light, panelled ceiling, frosted double glazed composite door into the

### **Reception Hall**

With coving, ceiling light, smoke alarm, leaded double glazed window into porch, useful under stairs storage cupboard, alarm control pad, door to the

### **Cloakroom**

With a two piece white suite with low level w.c, vanity wash hand basin with cupboard below, ceramic tiles to splash back, radiator, ceiling light, Karndean floor.

### **Kitchen/Breakfast Room**

10'9" x 12'11"

Comprehensively fitted with a range of matching solid oak fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl Franke stainless steel sink with chrome mixer tap, integrated Siemens double electric fan oven and grill with four ring Siemens gas hob and illuminated stainless steel extractor hood above, integrated Siemens dishwasher, space for under counter fridge, space for breakfast table, radiator, Karndean floor, leaded double glazed window to rear, four ceiling down lighters, door to the

### **Utility Room**

7'4" x 5'10"

Fitted with a beech fronted base cupboard with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, space for under counter freezer or vent for tumble dryer, space and plumbing for washing machine, ceramic tiling to splash back and floor, leaded double glazed window to front and door to garden, wall mounted Worcester boiler serving the hot water and central heating, additional full height broom cupboard housing the electric isolation unit.

### **Lounge**

18'8" x 10'11"

With leaded double glazed window to front, leaded double glazed door and windows to rear, coving, three wall lights, feature living flame effect coal gas

fire with marble composite inset and hearth with oak mantel and surround.

### **Dining Room**

12'1" x 10'0"

With leaded double glazed window to rear, coving, three wall lights.

### **First Floor Landing**

With feature leaded double glazed window to front, coving, ceiling light, smoke alarm, access to insulated roof space, radiator, door to airing cupboard with radiator and slatted shelving.

### **Principal Bedroom**

11'10" x 10'10"

With radiator, leaded double glazed window overlooking lovely rear garden, built in beech fronted wardrobes to one wall with hanging and shelving, door to

### **En-suite**

With a three piece white suite with low level w.c, pedestal wash hand basin with chrome mixer tap, corner shower cubicle with mains fed Grohe shower with chrome fittings and attachments, radiator, shaver point, ceramic tiled walls, opaque frosted double glazed window to front, ceiling light, vinyl floor.

### **Double Bedroom Two**

11'10" x 10'8"

With leaded double glazed window to rear, ceiling light, coving, built in double wardrobes to one wall with hanging and shelving.

### **Double Bedroom Three**

10'5" x 11'0"

With leaded double glazed window to rear, radiator, ceiling light, coving.

### **Bedroom Four/Study**

8'2" x 8'3"

With leaded double glazed window to front, radiator, ceiling light, coving.

### **Bathroom**

With a three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with mains fed shower over with chrome mixer tap,

ceramic tiling to walls, vinyl floor, radiator, leaded double glazed window to front, shaver point and ceiling LED lights.

### Double Detached Garage

With twin electric roller doors to the front, power and light connected with useful shelving, base and wall cupboard storage, opaque double glazed window to rear, double glazed pedestrian door to side garden.

### The Gardens

Being a real feature of the property, superbly maintained and stocked with a large array of shrubs, plants and bushes with central lawn. The garden and path extend to the side where there is further space for a double side extension subject to planning permission. With timber gate to the front drive and additional gate onto Kineton Road providing a shorter walk into Kenilworth town centre.

### Front

To the front of the property is a tarmacadam driveway with parking for three or four cars, lawned fore garden and pathway to the front porch.

### Tenure

The property is freehold.

### Services

All mains services are connected.  
Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
37 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

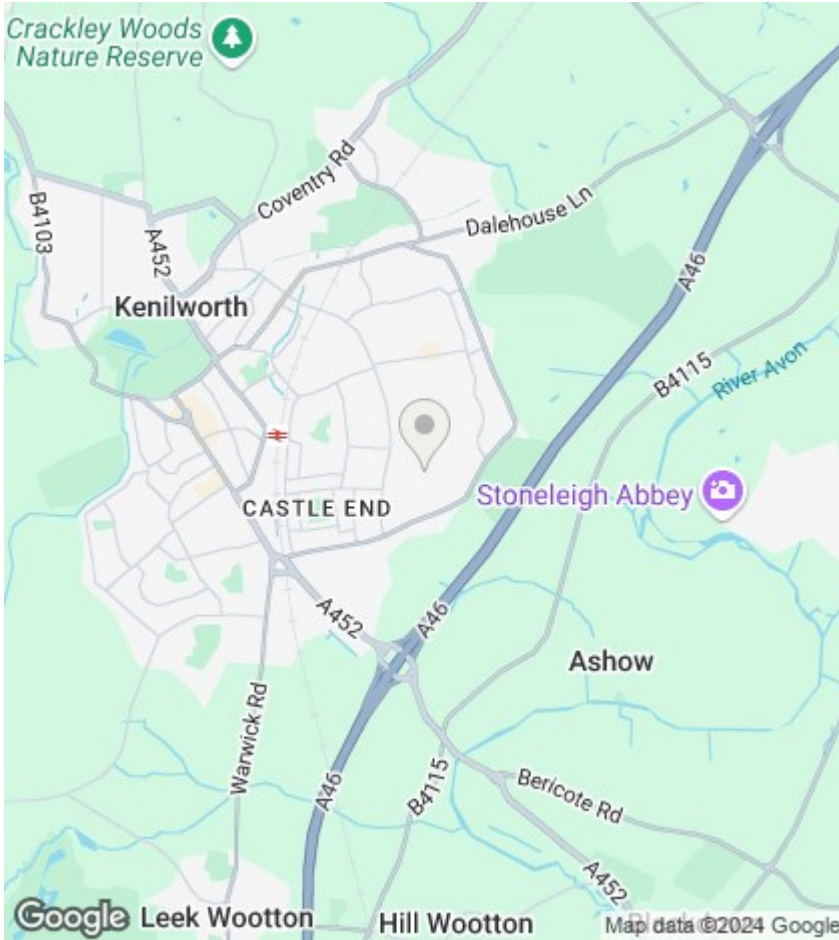
BT  
Sky  
Virgin

### Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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	

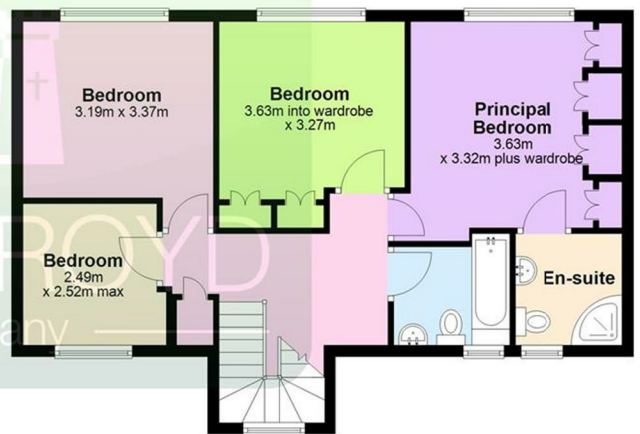
### Ground Floor

Approx. 65.9 sq. metres



### First Floor

Approx. 62.5 sq. metres



Total area: approx. 128.4 sq. metres