



Hickman Way, Kenilworth. CV8 1HT

£600,000

- Recently Constructed Bovis Detached House
- Quality Fitted Dining Kitchen With Appliances
- Four Bedrooms Arranged Over Two Floors
- Driveway And Detached Garage
- Front Lounge With Feature Fireplace
- Located Between Kenilworth And Leek Wootton
- EPC Rating B - 85
- Master En Suite, Cloakroom And Family Bathroom
- Attractive Corner Position
- Warwick District Council Tax Band F

Hickman Way, Kenilworth

A recently constructed Bovis Home situated on the highly regarded Pavilions development. Located on the outskirts of Kenilworth, off Warwick Road towards Leek Wootton, the property occupies an attractive corner position and has four generous bedrooms arranged over two floors. The property is set behind an open lawned fore garden and a composite door opens into the central hallway with cloakroom, lounge and the well appointed dining kitchen with bi folding doors onto the garden and integrated appliances.

On the first floor are three well proportioned bedrooms (two with built in wardrobes) and a family bathroom whilst the principal bedroom is on the second floor with dressing area and en suite shower room.

Outside is a partially walled rear garden with large patio and mainly laid to lawn. To the side of the property is a driveway that leads to a detached brick garage.



Council Tax Band: F



Approach

With an open plan lawn and pathway to the composite entrance door with coachlight and canopied porch.

Hall

With laminate flooring, dogleg staircase rising to first floor landing with a window on the turn, radiator and wood panelled doors off to:

Cloakroom

Laminate flooring, close coupled wc and a pedestal wash hand basin with tiled splashback. Radiator and a frosted window.

Lounge

13'5" x 10'5"

Bay window to the fore and further window to the side and twin radiators. Wall hung coal effect electric fire.

Kitchen/ Dining Room

13'3" x 19'5"

The kitchen is comprehensively fitted with a range of white high gloss units with brushed steel furniture. The base units have a contrasting granite effect counter with matching upstands. It has a stainless steel sink unit with monobloc tap which is set beneath the window to the rear. Built in dishwasher, eye level oven and grill built into a bank of units, five burner gas hob and an integrated fridge freezer. Above the hob is a brushed steel splashback and extractor canopy. The kitchen has laminate flooring and is open to the dining area with bi folding doors to the rear, radiator and an understairs storage cupboard.

Landing

Stairs to the second floor landing, radiator and wood panel doors off to:

Bedroom Two

13'9" x 10'10"

Window to the rear with a radiator beneath and twin mirrored wardrobes.

Bedroom Four

9'2" x 8'2"

Window to the rear with a radiator beneath.

Bedroom Three

10'11" x 10'10"

Windows to the front and side, radiator and twin mirrored wardrobes.

Family Bathroom

Fitted with a white suite that comprises a panelled bath with a thermostatic shower and screen, concealed cistern wc and a wall hung wash hand basin. Tiled splashbacks, frosted window, heated towel rail and an extractor.

Second Floor Landing

With a landing window, storage cupboard and wood panelled door off to

Principal Bedroom

20'9" x 14'2"

With a dormer window to the fore with a radiator beneath, dressing area with twin wardrobes, a further radiator and door into the en suite.

En Suite Shower Room

With a large shower cubicle with thermostatic shower, half pedestal wash hand basin and a concealed cistern wc. Laminate flooring, chrome heated towel rail, frosted window and an extractor.

Rear Garden

Having. Generous patio area and being enclosed with featherboard fencing and walls. It is mainly laid to lawn and access is offered to the single garage and a gate onto the driveway.

Brick Garage And Driveway

The tarmac driveway offers hardstanding for three cars and leads to the detached garage with up and over door, eaves storage and power and lighting

Tenure

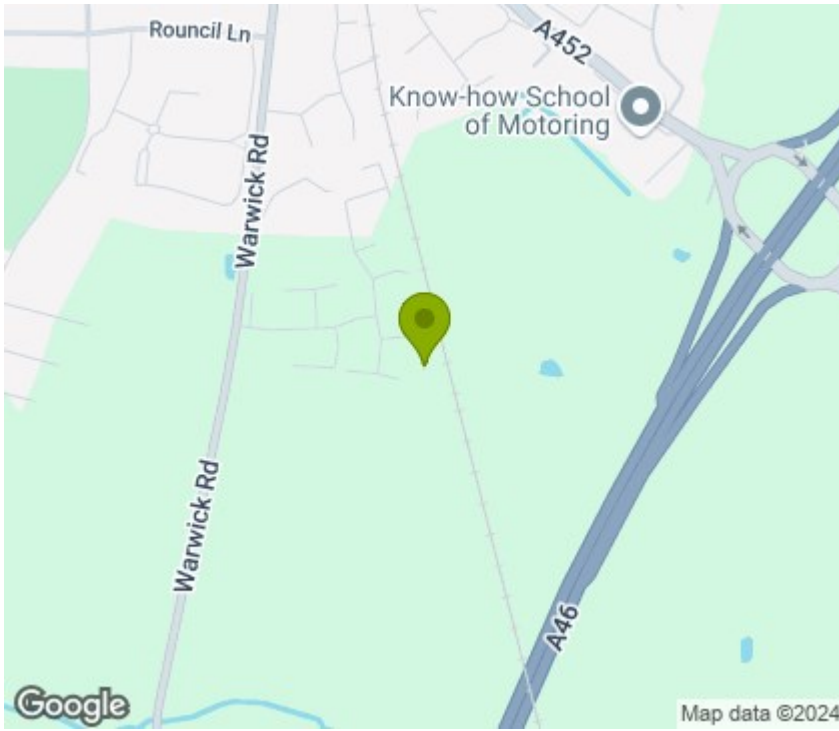
The property is freehold

Services

All mains services are connected.

Fixtures and Fittings

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



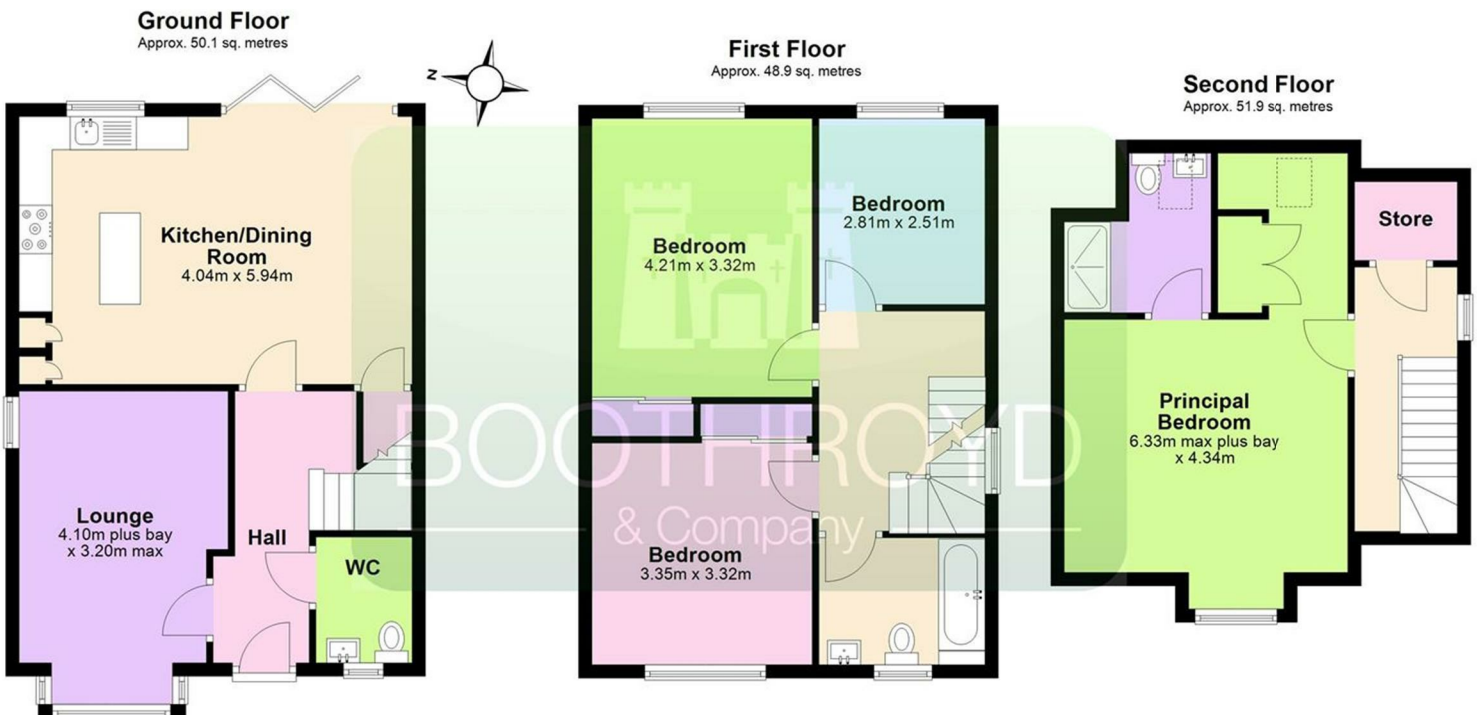
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	



Total area: approx. 150.9 sq. metres