



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL



## 2 Hawkesworth Drive | Kenilworth | CV8 2GP

£895,000

If you are looking for a individual property providing spacious accommodation with five bedrooms, three receptions and a large south facing private garden this is ideal for you. This much loved family home provides spacious living with flexibility in design and layout which will suit families as well as couples who want spacious living with the opportunity for a home office too. The property is really well planned, is in a great location whereby you can easily walk to the old High Street, Castle, Kenilworth Common, Abbey Fields, the town centre and Kenilworth Train Station.

- Viewing Essential
- Five Bedrooms, Two En-Suites
- Mature, Private Garden & Garage
- Sought After 'Old Town' Location



#### **ENTRANCE PORCH**

9' 6" x 5' 8" (2.9m x 1.73m)

With laminate wood flooring, coat hooks, plenty of space and door to:

#### **ENTRANCE HALL & SEATING AREA**

19' 8" x 9' 2" (5.99m x 2.79m)

With laminate wood flooring, radiator and bespoke built in bookcase. This room can provide a reception area if you are having an office at home or it can be used as it is now as a quiet reading area.

#### **CLOAKROOM**

With w.c., corner wash basin and tiled splashback.

#### **LOUNGE**

15' 9" x 13' 8" (4.8m x 4.17m)

A light and airy lounge with feature stone fireplace and gas fire, two radiators, two wall light points and patio doors to the rear garden.

#### **SECOND SITTING ROOM**

16' 2" x 10' 8" (4.93m x 3.25m)

With radiator and French double doors providing direct garden access. If a more open plan style living is desired this can easily be incorporated into the kitchen to create one large open plan living space. At the moment it is a very nice, separate sitting room but it can also be a dining room.

#### **KITCHEN/BREAKFAST ROOM**

21' 8" x 10' 9" (6.6m x 3.28m)

Having an extensive range of cream cupboard and drawer units with matching wall units and double size pantry. One and a half bowl sink unit, integrated Hotpoint double oven with cupboards above and below, four ring gas hob, storage space for microwave appliance and space for tall fridge/freezer. Further under counter space for additional appliances. Tall broom style cupboard housing the Worcester gas boiler. Complementary round edged worktops and in the breakfast area is plenty of space for a dining table and chairs plus dresser unit. French double doors provides direct garden access.

#### **SIDE STORAGE ROOM**

Having a pitched polycarbonate room this storage room has plenty of space with access to the front and rear of the property.

### FIRST FLOOR LANDING

There is a split level landing with direct access to the front bedroom which can be a home office, study or double bedroom. The landing continues into the main part of the building which is where you will find the double size airing cupboard housing the hot water cylinder and also access to the roof storage space via a pull down loft ladder.

### MASTER BEDROOM

17' 4" x 14' 0" (5.28m x 4.27m)

With dual aspect windows, garden and elevated rooftop views, two radiators and range of built in wardrobes. Door to:

### EN-SUITE

Having fully tiled shower enclosure, w.c. and pedestal wash basin. Extractor fan, laminate flooring and complementary tiling.

### DOUBLE BEDROOM TWO

16' 0" x 12' 7" (4.88m x 3.84m)

This bedroom is located to the front of the property with dual aspect windows, radiator and door to:

### EN-SUITE

Having corner shower enclosure, w.c. and wall mounted wash basin. Complementary tiling, extractor fan and towel rail.

### DOUBLE BEDROOM THREE

14' 1" x 10' 9" (4.3m x 3.28m)

With laminate flooring and radiator.

### DOUBLE BEDROOM FOUR

11' 10" x 10' 11" (3.61m x 3.33m)

With radiator. Fitted shelving recess.

### DOUBLE BEDROOM FIVE

12' 0" x 7' 10" (3.66m x 2.39m)

With laminate flooring and radiator, built in double wardrobes

### BATHROOM

8' 8" x 8' 0" (2.64m x 2.44m)

Having panelled bath, pedestal wash basin and w.c. Heated towel rail and complementary tiling.





## OUTSIDE

### DOUBLE GARAGE

16' 4" x 16' 4" (5.0m x 5.0m)

Having light, power, water tap and wall-mounted hose reel. Personal side entrance door.

## GARDENS

The property has delightful mature gardens that are sunny and south facing and extend to the front side and rear with original sandstone walling forming the wall to the Tainters Hill side of the property. The gardens are very well stocked with a wide variety of well established plants and shrubs. The gardens commence at the front with lawns you then go through a side archway and gate to the rear garden which is a special feature being south facing and enjoying privacy. There is a large patio and further secluded seating area, perfect for bbq's, there is a large lawn and further well stocked and well tended shrubbery borders. The view from this garden is very nice towards the Water Tower which is a well know landmark.



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

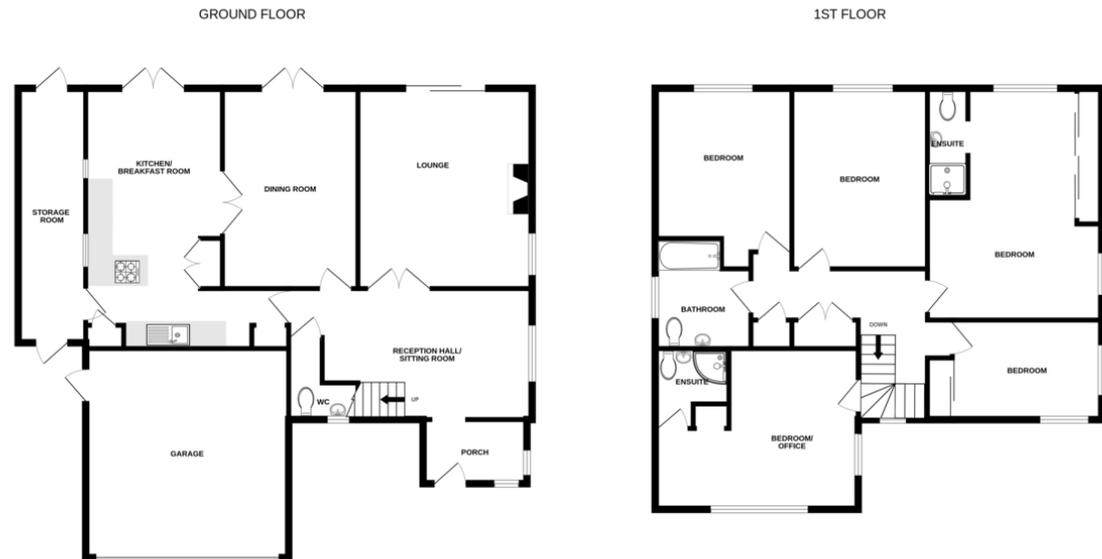
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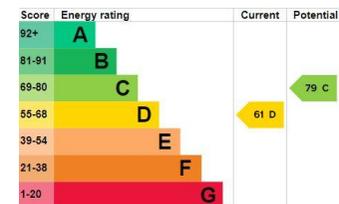


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### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60