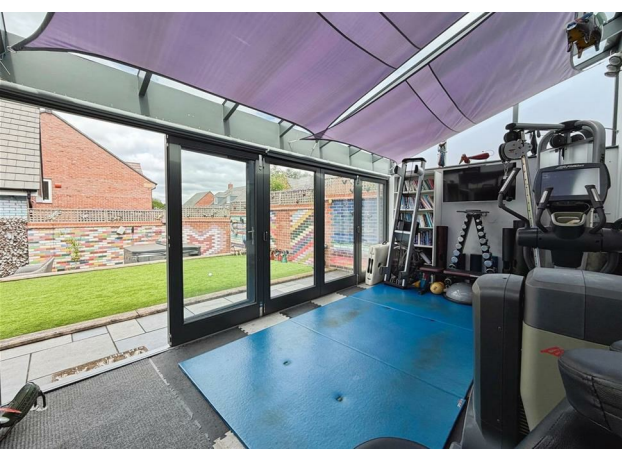




HARRIS WAY, KENILWORTH

complete ●●●  
SALES & LETTINGS





A detached three-storey family home built by Bloor Homes in 2020, with remainder NHBC guarantee. The property comprises an entrance hall, guest WC, spacious living room, family kitchen diner, utility, glass extension, three bedrooms on the first floor with the main bedroom having a dressing room with fitted mirrored wardrobes and an en-suite. There is also the family bathroom on this level. On the second floor is a useful landing area which would be great for a homework station, two further bedrooms and an en-suite. There is also a landscaped garden which is low maintenance with artificial lawn and patios, a detached garage, two parking spaces and EV charging. A spacious home on the outskirts of West Kenilworth, making it well positioned for Abbey Fields, the town centre and train station.

#### Property Details...

##### Hallway

A composite entrance door leads into the hallway which has grey LVT flooring, a radiator, a staircase to the first floor and doors to the guest WC, living room and kitchen diner.

##### Guest WC

With a continuation of the LVT flooring, a small hand basin with a mixer tap, a toilet, a radiator and an extractor fan.

##### Living Room

A good-sized living room which has two radiators, a uPVC double-glazed window to the front and uPVC double-glazed French doors with matching side windows into the extension.

##### Kitchen Diner

With timber-effect luxury vinyl tiled flooring, grey quartz worktops on a white gloss kitchen with brushed chrome handles. There is a 1½ bowl stainless steel sunken sink with engraved drainer and surface-mounted mixer tap. There is a fitted dishwasher, a fitted fridge freezer, a double Bosch oven, a four-ring electric hob with grey quartz splashback and an extractor over. There is under-cabinet lighting, an area suitable for dining and potentially a family space. There are bi-fold doors to the garden and an open doorway through to the utility.

##### Utility

With a continuation of the luxury vinyl tile flooring, a quartz shelf with a gas boiler cupboard above and further storage. Space and plumbing for a washing machine, space for a dryer, a radiator, an extractor fan and a composite glazed door leading through to the glass roof extension. There is also an under-stairs storage cupboard.

##### Glass Roof Extension

A multipurpose room currently being used as a gym. With plenty of natural light, a glass roof and bi-fold doors to the garden.

##### Landing

A carpeted landing which has a radiator and a staircase leading to the second floor. Airing cupboard housing the hot water tank, with doors to three bedrooms and the family bathroom.

##### Bedroom One

A spacious bedroom with a uPVC double-glazed window to the front, radiator, Nest heating thermostat and doors to the dressing room and en-suite.

##### Dressing Room

With a wall of mirrored fitted wardrobes, a radiator and a uPVC double-glazed window.

##### En-Suite

A shower enclosure with sliding glass door and a mains shower. There is a floating hand basin with chrome mixer tap, a toilet, a white towel radiator, downlights, an extractor fan, a uPVC double-glazed window and splashback tiling.

##### Bedroom Three

A double bedroom with a uPVC double-glazed window, a radiator and a useful recess.

##### Bedroom Four

A double bedroom with a uPVC double-glazed window, a radiator and a useful recess.

##### Bathroom

Fitted with a white bath with a chrome mixer tap and a handheld shower attachment, a glass shower screen, a white towel radiator, a floating hand basin with a mixer tap, a toilet, an electric shaver point, downlights, an extractor fan, tiled splashback and a uPVC double-glazed window.

##### Second Floor Landing

A Velux window, radiator and doors to the two bedrooms.



#### Bedroom Two

A large spacious double bedroom with two radiators, a uPVC double-glazed window and eaves storage.

#### Bedroom Five

A single bedroom with a uPVC double-glazed window, a radiator and a door to the en-suite.

#### En-Suite

With a mains shower, sink with a mixer tap, a toilet and a radiator. Velux window and an extractor fan.

#### Rear Garden

A landscaped garden with a patio and steps down to a further patio area. Artificial lawn, outdoor lighting and a gate through to the drive. There is also a door through to the garage and a door to storage. Enclosed with brick walling.

#### Front Garden

The property occupies a corner position, with lawn areas and a pathway leading to the front door under a tiled open porch. The front garden has hedgerow and planting.

#### Parking & Garage

There is parking for two cars in tandem, an outside water tap, an electric vehicle charging point and an up-and-over door to the brick-built detached garage.

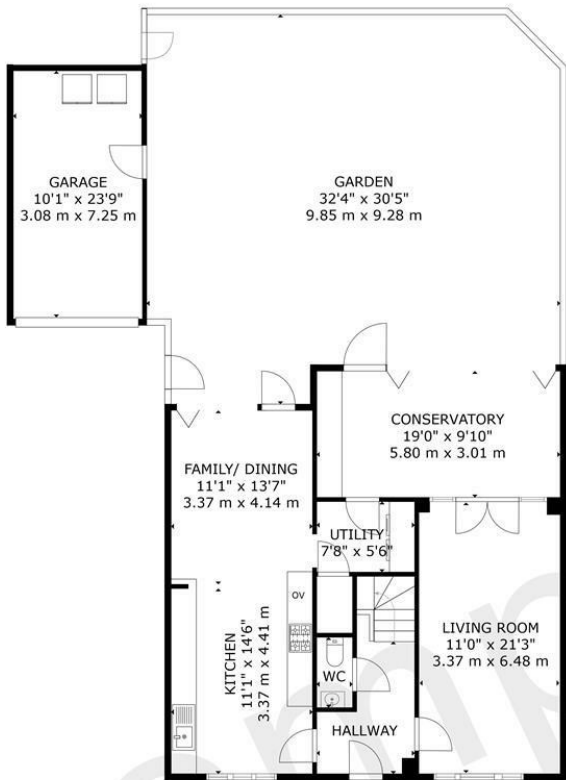
#### Garage

With storage, an up-and-over door, power, lighting, eaves storage and a pedestrian side door.

#### Location

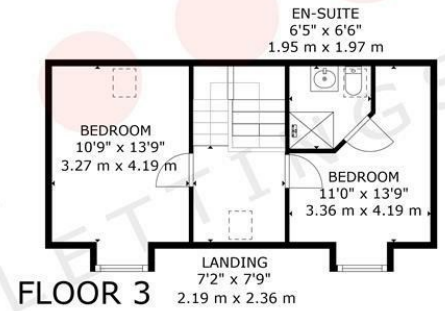
Harris Way is situated in a sought-after residential area on the western edge of Kenilworth, within easy reach of the town's excellent amenities. Kenilworth town centre offers a wide range of independent shops, cafés, restaurants and supermarkets, whilst the historic Kenilworth Castle and the open green spaces of Abbey Fields are within comfortable walking distance. The property is well placed for access to outstanding local schools, including Kenilworth School and Sixth Form. Road connections are excellent with the A452 and A46 providing links to Coventry, Royal Leamington Spa, Warwick and the wider motorway network via the M40 and M42. Kenilworth train station provides direct services to Birmingham and Coventry, making the property ideal for commuters.





**GROSS INTERNAL AREA**  
 FLOOR 1: 925 sq. ft, 86 m<sup>2</sup>, FLOOR 2: 594 sq. ft, 55 m<sup>2</sup> FLOOR 3:  
 421 sq. ft, 39 m<sup>2</sup>, **TOTAL: 1,941 sq. ft, 180 m<sup>2</sup>**  
 EXCLUDED AREAS: GARDEN: 901 sq. ft, 84 m<sup>2</sup>, GARAGE: 240 sq. ft, 22 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



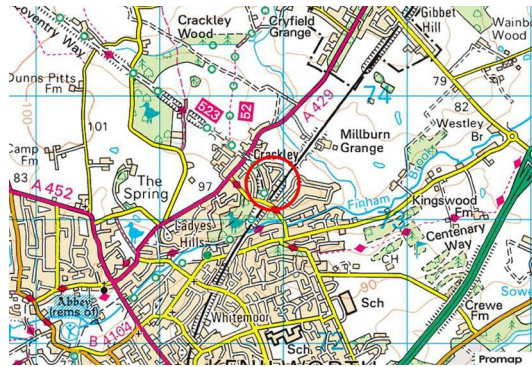
The Leamington Property Expert





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SALES & LETTINGS  
**FOR SALE**

- Spacious Detached 1,941 sqft
- Family Kitchen Diner
- Utility & Guest WC
- Three Bathrooms
- Landscaped Garden
- Built By Bloor Homes in 2020
- Living Room & Modern Conservatory
- Five Bedrooms
- Detached Garage 3.08 m x 7.25 m
- off Road Parking & Local Play Area



## HARRIS WAY, KENILWORTH

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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