



# The Kenilworth

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## 4 bedroom home

The Kenilworth is a beautiful family home with plenty of living space across three floors. The whole family can relax together in the spacious lounge or the contemporary open plan dining kitchen which includes a central island and French doors leading out to the garden.

There's also a useful utility room and downstairs cloakroom.

Up on the first floor you'll find three double bedrooms, all with built-in wardrobes, sharing a modern family bathroom with bath and separate shower cubicle.

The second floor is where you'll find the luxurious principal bedroom with walk-in wardrobe and en-suite.



## Features

- Open plan kitchen with central island & French doors
- Inviting lounge with bay
- Useful utility room
- Private floor for principal bedroom with dressing area & en-suite
- Built-in wardrobes to all bedrooms
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden

## Room Dimensions

### Ground Floor

Lounge	15'7" x 10'10"	4.77m x 3.31m
Kitchen/Diner	19'7" (max) x 15'5" 14'8" (min)	5.98m (max) x 4.72m 4.49m (min)
Utility	7'0" x 4'7"	2.15m x 1.40m
Cloaks	6'5" x 2'11"	1.98m x 0.91m

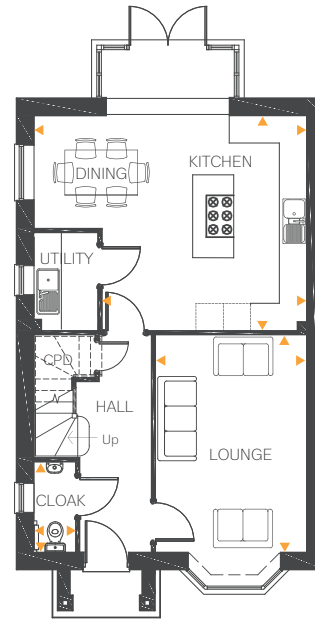
### First Floor

Bedroom 2	10'0" x 9'0"	3.06m x 2.76m
Bedroom 3	10'5" (max) x 10'4" 8'3" (min)	3.18m (max) x 3.16m 2.53m (min)
Bedroom 4	13'0" x 8'10"	3.97m x 2.70m
Bathroom	10'4" x 6'10"	3.17m x 2.09m

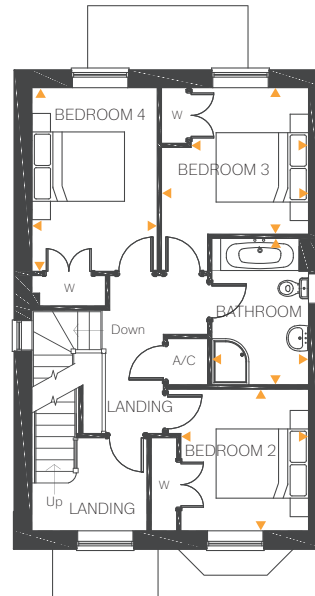
### Second Floor

Bedroom 1	19'5" (max) x 14'8" 15'10" (min)	5.93m (max) x 4.48m 4.85m (min)
Dressing area	9'9" x 7'6"	2.98m x 2.30m
En-suite	9'4" x 7'6"	2.85m x 2.30m

Ground Floor



First Floor



Second Floor

