



## 6 Thomas Bates Road | Kenilworth | CV8 2BT

£575,000

A super opportunity to purchase this recently built Charles Church home in the Alcester design, this property is one of only three built on this new, small development located within easy reach of the town centre. The seller has also had many upgrades from the initial specification. The Alcester design is very sought after as there are three very generous double bedrooms, the master has an en-suite whilst on the ground floor is the lounge with triple aspects, a study and a large kitchen/diner leading to the rear garden. Parking is a bonus too as there is a detached garage and your driveway both to the side of the property. A lovely home and nice position which must be viewed.

- Newly Built Charles Church Home
- Detached With Garage & Driveway
- Three Double Bedrooms, Master En-Suite
- Many Additional Extras



## Property Description

### DOOR TO

### ENTRANCE HALL

With full width barrier mat flooring, radiator, smoke detector, central heating thermostat and understairs storage cupboard.

### CLOAKROOM

With w.c., pedestal wash basin, central heating radiator and extractor fan.

### STUDY

8' 0" x 5' 8" (2.44m x 1.73m)

Located to the front of the property. Radiator

### LOUNGE

17' 6" x 9' 4" (5.33m x 2.84m)

Having triple aspect windows and two radiators.

### LARGE KITCHEN/DINER

17' 1" x 13' 1" (5.21m x 3.99m)

A really light and airy kitchen/diner having French doors that provide direct garden access. There is an extensive range of gloss cupboard and drawer units with matching wall cupboards and quartz worktops and matching upstands. AEG induction hob, tall integrated fridge/freezer, integrated dishwasher, eight bottle wine cooler and AEG double oven. Space for dining table and chairs, triple aspect windows and radiator.

### FIRST FLOOR LANDING

A spacious first floor landing with large built in storage cupboard. Radiator. Access to roof storage space.

### MASTER BEDROOM WITH EN-SUITE

17' 7" x 9' 6" (5.36m x 2.9m)

Having radiator and built in double wardrobe with sliding doors.

### EN-SUITE SHOWER ROOM

With 'rain shower' having glazed screen door, pedestal wash basin, w.c., and extractor fan. Complementary ceramic tiling and heated towel rail.



### DOUBLE BEDROOM TWO

11' 4" x 11' 0" (3.45m x 3.35m) Exc Wardrobes

With rear garden views, radiator and built in triple wardrobe.

### DOUBLE BEDROOM THREE

12' 1" x 9' 8" (3.68m x 2.95m) Exc Storage

A great size third double bedroom with radiator and large walk in storage cupboard/wardrobe.

### BATHROOM

Having panelled bath panelled bath having shower over and glazed shower screen. Pedestal wash basin and w.c. Complementary tiling.

### OUTSIDE

#### DETACHED SINGLE GARAGE & PARKING

There is a detached garage to the side of the house with an up and over door, light, power and the added benefit of a personal door from the garage into the garden. In front of the garage is additional driveway parking. Outdoor lighting.

#### GARDENS

The front of the property has an easily maintained fore garden which has a variety of low rise shrubs. A gate at the side leads to the attractive rear garden having been landscaped with lawn and paved path with patio area to the rear of the house and an additional paved area to the rear of the garden that currently houses a hot tub and shed store. Timber fencing forms the boundaries. External power supply.



# Tenure

Freehold

# Council Tax Band

F

# Viewing Arrangements

Strictly by appointment

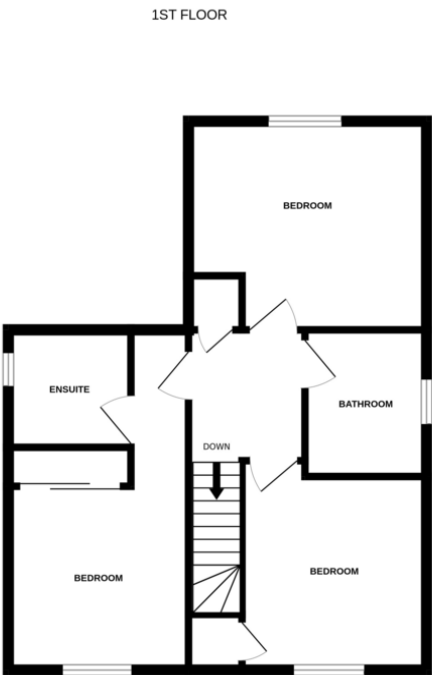
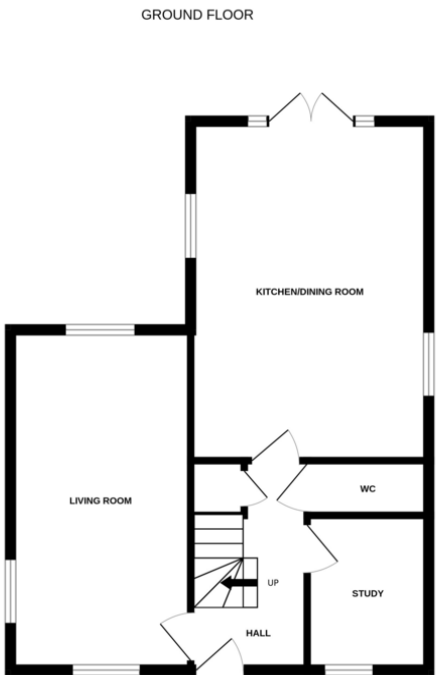
# Contact Details

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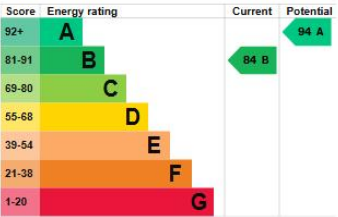


Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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