

**BENNETT DRIVE, WARWICK CV34 6QJ**



- **Large Detached Home**
  - **Five Bedrooms**
  - **Three Bathrooms and a Downstairs WC**
- **Large Open Plan Living Kitchen Dining Room**
  - **Sun Room**
  - **Snug with Woodburner**
- **Enclosed Rear Garden with Large Composite Deck**
  - **Garage and Driveway**
- **Current EPC Rating: 75 (C)**
  - **Council Tax Band F**

**5 BEDROOMS**

**£2,500 PER MONTH**

Located in the desirable area of Bennett Drive, just off the Myton Road, this impressive five-bedroom detached home offers a perfect blend of space, comfort, and modern living. Upon entering, you are greeted by a large open-plan living kitchen dining room, which is ideal for both entertaining and family gatherings. This inviting space features a sunroom that allows natural light to flood in, creating a warm and welcoming atmosphere.

There is also a separate snug equipped with a charming wood-burning stove, perfect for cosy evenings in. With five well-proportioned bedrooms, there is ample room for family and guests alike. The home also includes three bathrooms, ensuring convenience for all.

Outside, the property features an enclosed rear garden, complete with a large composite deck, providing an excellent space for outdoor dining and relaxation. The garage and driveway offer off street parking, making it practical for families or those with multiple cars.

Bennett Drive is located within striking distance of a number of well respected private and state schools, the school commute would be a thing of the past! The property also benefits from being within walking distance of Warwick town centre and Leamington train station.

Entrance to the property is via a white UPVC double glazed front door, which leads into Entrance Hall.

#### **Entrance Hall**

With rush matting to start then solid wood flooring which runs throughout the majority of the downstairs accommodation, neutral decor, two white painted wooden door housing storage, stairs leading to the first floor and doors lead to all rooms.

#### **Downstairs WC**

Continuation of the floor and decor, light point to ceiling, white UPVC obscure glazed window to side elevation, white low level WC, white pedestal wash hand basin and gas central heating radiator.

#### **Open Plan Living/Dining/Kitchen Area**

##### **Dining Area 27'5" x 12'7" (8.370m x 3.856m )**

Continuation of the floor and decor, spotlights to ceiling, white UPVC double glazed, double French door to rear elevation, further white UPVC double glazed window to rear elevation, gas central heating radiator and various electric sockets. Open archway which leads into Living Area.

##### **Living Area 19'4" x 9'10" (5.918m x 3.010m )**

Continuation of the floor and decor, ceiling is a white UPVC double glazed orangery style ceiling with opening windows, white UPVC double glazed windows to rear and side elevation with white UPVC double glazed, double French doors to side elevation, spotlights to ceiling, modern chrome wall lights, various electric sockets and a Sky point. In-built wall wood effect gas fire with living flame.

##### **Kitchen Area 5.747m x 3.351m (1.52m.227.69mm x 0.91m.106.98mm )**

Continuation of the flooring and neutral decor. Kitchen is a bespoke wooden built kitchen with a duck egg blue frontage, solid wood butcher block work surface with built-in Range Master Range Oven, dishwasher and fridge freezer, one and a half bowl sink with chrome hot and cold mixer tap with matching drainer and extractor above. Two white UPVC double glazed window to front elevation, spotlights to ceiling, modern chrome kick board lights and under cabinet lighting. Breakfast bar area with a continuation of the solid wood butcher block work surface. White door leading to larder style storage. White painted wooden glazed door with 15 panels leading into Inner Hallway.

#### **Inner Hallway**

Continuation of the floor and decor, spotlights to ceiling, gas central heating radiator, white UPVC double glazed single French door to rear elevation leading onto rear garden. A second set of stairs lead up to a large landing. Cupboard under the stairs for storage, doorway which leads into the garage. White painted wooden framed double door leading to the Second Reception Room/Snug.

##### **Second Reception Room/Snug 16'10" x 12'3" (5.132m x 3.75m )**

Carpeted to floor, neutral decor, white UPVC double glazed double French doors to rear elevation leading out onto the garden, spotlights to ceiling, electric sockets and solid fuel wood burning stove.

#### **First Floor Landing**

Continuation of carpet and neutral decor, spotlights to ceiling, good sized area is set out as a study area with shelving, storage and desk, gas central heating radiator, white UPVC double glazed window to front elevation, white UPVC double glazed panel to front elevation, doors leading to all rooms. Loft access to ceiling.

##### **Bedroom One 12'11" x 10'11" (3.942m x 3.347m )**

Continuation of carpet and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator and light point to ceiling. Loft access to ceiling (loft being boarded with a ladder fitted.)

##### **Dressing Area 5'7" x 7'6" (1.710m x 2.292m )**

Continuation of carpet and neutral decor, white UPVC double glazed window to side elevation, gas central heating radiator, light point to ceiling, mirror fronted Constantine doors housing wardrobe storage, white painted wooden door leading into En-Suite Bathroom.

#### **En-Suite Bathroom**

Tile effect cushioned flooring, neutral decor, white UPVC obscure double glazed window to front elevation, light point to ceiling, chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC with chrome push flush, double shower tray with chrome shower attachment, chrome and safety glass sliding door, mirror fronted cabinet and shaver point.

**Bedroom Two 18'5" x 9'6" (5.633m x 2.904m )**

Continuation of carpet and neutral decor, two white UPVC double glazed windows to rear elevation, two gas central heating radiators, two light points to ceiling, run of fitted furniture to comprise chest of drawers, double wardrobe, two single wardrobes all in bespoke solid wood.

**Bedroom Five 10'4" x 9'9" (3.168m x 2.982m )**

Continuation of carpet and neutral decor, white UPVC double glazed window to front elevation, gas central heating radiator and light point to ceiling.

**Bedroom Three 13'1" x 9'6" (4.007m x 2.920m )**

Continuation of carpet and neutral decor, white UPVC double glazed window to front elevation, two white UPVC double glazed windows to side elevation, gas central heating radiator and two light points to ceiling. Two Bespoke solid wood double wardrobes. White painted wooden door which leads into the 'Jack and Jill' Shower Room.

**'Jack and Jill' Shower Room**

Tile effect cushion flooring, neutral decor walls and ceiling, white UPVC obscure double glazed window to rear elevation, light point to ceiling, pedestal wash hand basin with chrome hot and cold tap with mirror fronted cabinet above, white low level WC with chrome push flush, white double shower tray with chrome shower attachment and safety glass sliding door and extractor to ceiling.

**Bedroom Four 10'6" x 9'3" (3.213m x 2.825m)**

Continuation of carpet and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling and Bespoke double and single wardrobes.

**Family Bathroom**

Tiled to full height, obscure glazed window. Fitted with a white suite to comprise, pedestal wash hand basin with chrome hot and cold tap and frameless mirror above, low level WC, bath with bath panel and shower attachment.

**Outside****To The Rear**

Enclosed garden which is mainly laid to lawn with a good size composite decked area for outside entertaining, outside lighting, large side gate to parking area.

**To The Side**

Driveway parking, single garage with up and over door.

**To The Front**

The front garden has previously been used as an allotment style garden producing various fruits and vegetables. There are a number of slightly raised beds and areas for planting. A paved pathway leads to the front door.

**Council Tax**

We understand the property to be Band F.

**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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**Rent**

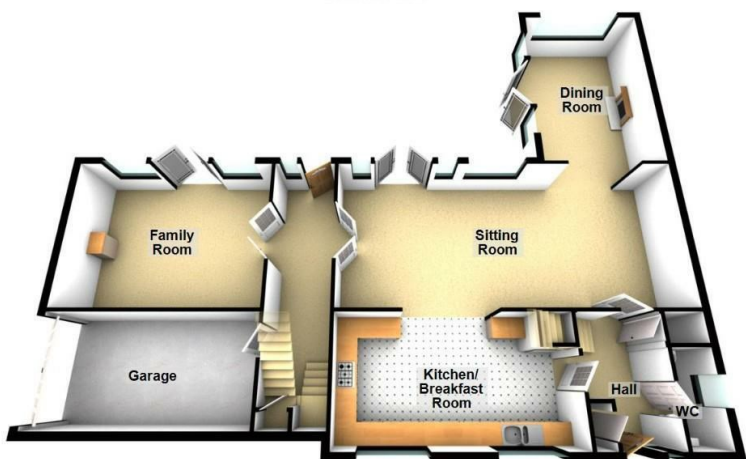
The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).

**Holding Deposit**

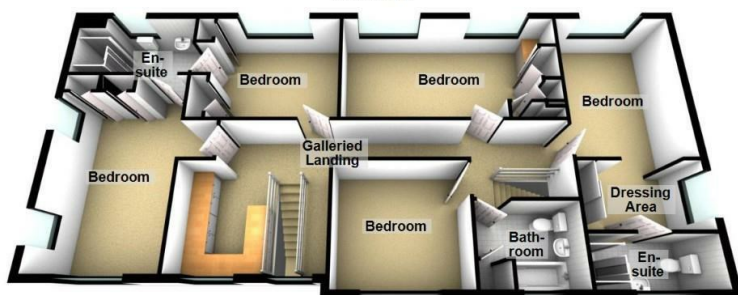
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



Ground Floor



First Floor



Total area: approx. 234.9 sq. metres (2528.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(12-38) E			
(2-37) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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