







## Property Description

This beautifully presented FOUR BEDROOM DETACHED property is situated in a fabulous location within close proximity and walking distance to Kenilworth Castle, Kenilworth Old Town, Abbey fields, GOOD OFSTED rated local schools and local amenities. The property has been extended to the rear and side and still offers even further possibilities. In brief the accommodation comprises of: Entrance hall, large lounge, separate dining room, extended kitchen/diner, utility room and ground floor bathroom. To the first floor: four double bedrooms, master en-suite, additional shower room and ample loft and eave storage. Outside there is ample parking to the front, garage and well maintained rear garden.

## Approach

Brick paved driveway with car port providing off road parking for several vehicles and power point. Decorative stones and developed garden border with an array of shrubs, plants and mature tree.

## Entrance Hall

A welcoming entrance to this spacious family home with composite door to side elevation and double glazed window to side elevation, radiator, stairs rising to the first floor and doors to;

## Ground Floor Bathroom

Double glazed window to the front elevation, part tiled walls and underfloor heating. Walk-in double shower cubicle, bath, shaver point, ladder towel radiator, vanity wash hand basin, wc and inset spotlights.

## Lounge

19' x 14' Max ( 5.79m x 4.27m Max )

Large lounge with double glazed windows and french doors to the rear elevation. Fitted TV unit with lights and electric points, wall lights, television point and inset gas fireplace.

## Dining Room

10' 5" x 10' 8" ( 3.17m x 3.25m )

Double glazed windows to the front and side elevations, radiator and bifold doors opening to main entrance hall.

## Kitchen / Diner

9' 9" Max x 25' 1" ( 2.97m Max x 7.65m )

An extended kitchen / breakfast/ Diner offering plenty of light and featuring a range of matching wall and base units incorporating a one and half bowl stainless steel sink and drainer unit with work surfaces over. Integrated electric oven and gas hob with cooker hood over, integral dishwasher and fridge. Breakfast bar with ample seating space, fitted wine rack, inset spotlights, radiator and double glazed window to the side & double glazed patio doors opening onto the rear garden.

## Utility Room

5' x 6' 4" ( 1.52m x 1.93m )

Wall and base units with storage cupboards, space for domestic appliances and double glazed window to the side elevation.

## First Floor Landing

Radiator, door to large walk-in storage space, sun light and doors to;

## Master Bedroom

12' 2" x 12' 10" ( 3.71m x 3.91m )

Double glazed window to rear elevation and velux to side elevation, matching fitted wardrobes and dresser, radiator, inset spotlights and arch to;

## En-suite

Double glazed velux to the side elevation, wash hand basin set into vanity unit, WC, shower cubicle and large cupboard housing Baxi combi boiler.

## Bedroom Two

10' 5" x 10' 11" ( 3.17m x 3.33m )

Double glazed window to front elevation with fitted shutter blinds, fitted drawers and matching wardrobes with sliding doors and access to part boarded loft via pull down ladder.

## Bedroom Three

8' 3" x 14' 4" ( 2.51m x 4.37m )

Double glazed window to front elevation with fitted shutter blinds and radiator.

## Bedroom Four

11' x 8' 4" ( 3.35m x 2.54m )

Double glazed window to rear elevation and radiator.

## First Floor Shower Room

Modern fully tiled shower room comprising of fully tiled walls, corner shower cubicle, wc, wash hand basin, heated towel rail and inset spotlights.

## Outside

## Rear Garden

Well maintained, quiet and private rear garden with various patio seating areas fantastic for outdoor entertaining. Steps leading down from the patio to sunken lawn area in the middle, shrubs, plants and small timber shed to the side of property. In addition there is external water supply and electric power point.

## Garage

18' 1" x 7' 11" ( 5.51m x 2.41m )

Garage with up and over door, lights and power connected and double glazed window to rear garden.



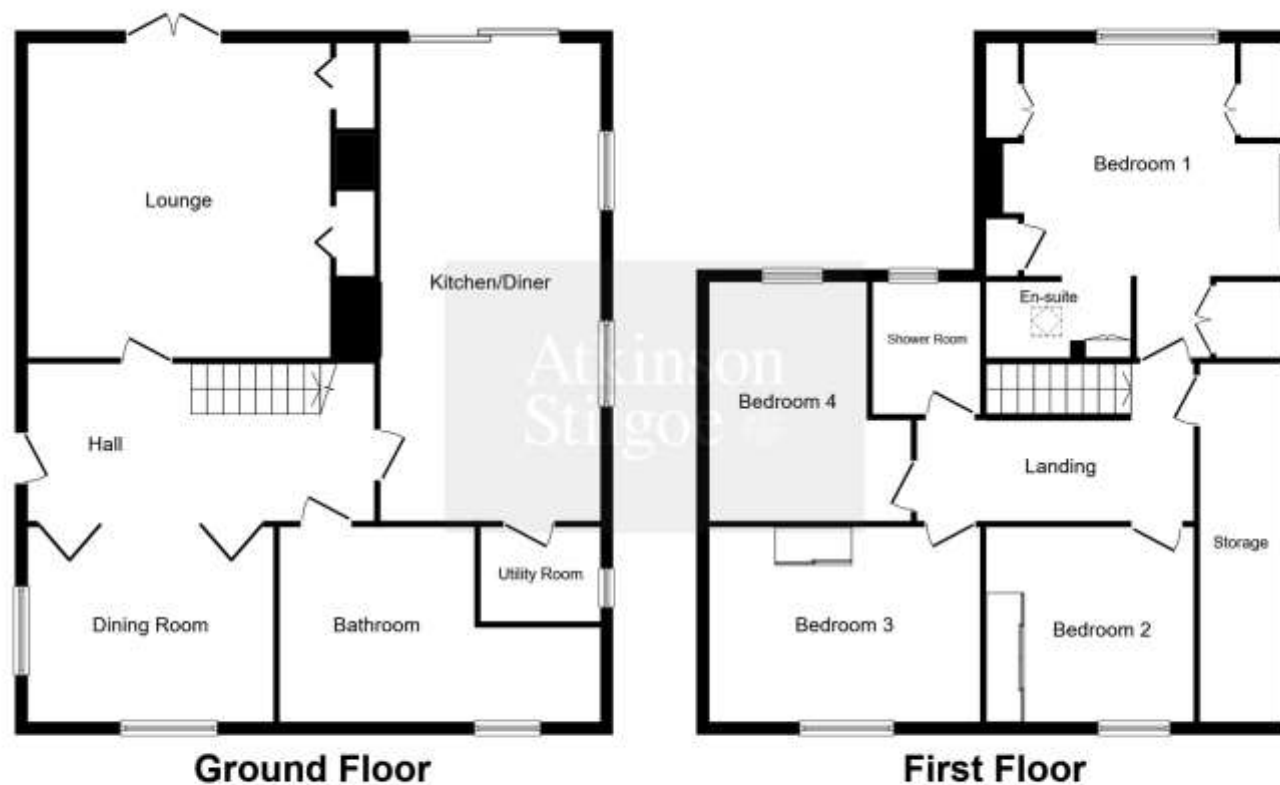












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**EPC Rating: C**

Tenure: Freehold

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