



5 bedroom  
executive  
Detached  
House located  
in private cul-  
de-sac.

Asking Price Of  
£765,000

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# Clements Close, Kenilworth, CV8 2SA

## FULL DESCRIPTION

### THE PROPERTY

194.4 sq. Metres

A modern five bedroom executive detached house within this private cul-de-sac. Having been improved and adapted by the current owners to make a versatile family home. Having recently had the double garage converted in order to add a further reception room to offer a greater balance of living and bedroom accommodation. You enter the house into a central hallway with a shower room, stairs to the first floor and doors radiating off. The generous sitting room has twin aspect windows and there is a further dining room and study. There is a large breakfast kitchen and utility room. From the first floor you access the five double bedrooms. There is a refitted en suites to both the principal bedroom and guest room. The loft is also partially boarded. Outside is parking for three cars to the front of the house. A side gate takes you to the tiered rear garden with a patio and formal lawn. The property also benefits full double glazing, gas central heating and quality flooring throughout. It also lends itself to the possibility of opening the kitchen and dining room in order to create the open plan living that is so desirable at this time. Viewing is highly recommended to appreciate this fine family home that is offered with no upward chain.

### HALLWAY

With Amtico flooring, stairs rising to the first floor landing, ceiling downlighting, thermostat and doors off to;

### SHOWER ROOM

Fitted with a corner shower cubicle with thermostatic shower, wall hung vanity wash hand basin and a close coupled wc. Tiling to splashbacks, chrome heated towel rail and an extractor fan.

### SITTING ROOM

16' 3" x 16' 1" (4.96m x 4.91m)

With a continuation of the Amtico flooring, three uPVC double glazed windows to the fore and further to the side, ceiling lights and a radiator.

### STUDY

11' 11" x 9' 10" (3.65m x 3.02m)

Amtico flooring and uPVC double glazed windows to dual aspects and a double radiator.

### DINING ROOM

18' 4" x 13' 0" (5.59m x 3.98m)

Amtico flooring, uPVC double glazed window to the side with a double radiator beneath. UPVC french doors onto the rear patio with matching side light windows.

### BREAKFAST KITCHEN

10' 7" x 19' 2" (3.24m x 5.86m)

Fitted with cream shaker style wall and base units. The base units have a roll topped worksurface over with a peninsula unit. Integrated dishwasher and fridge freezer. A Flavel 7 burner stove with a canopy over. Tiling to splashbacks and a double glazed uPVC window to the rear. Tiled flooring and uPVC French doors onto the rear patio. Archway leads into the utility room.



5



3



3



EPC

79





#### UTILITY ROOM

5' 6" x 6' 1" (1.70m x 1.86m)

With a single base unit and worksurface over. Inset single drainer stainless steel sink unit and a wall mounted Worcester Bosch boiler. Tiling to splashbacks and plumbing for an automatic washing machine. Composite door and side light window to the side pedestrian access.

#### LANDING

With a uPVC double glazed window to the fore, airing cupboard and a further storage cupboard. Access to a partially boarded loft. All doors radiate off to.

#### BEDROOM FIVE

12' 1" x 10' 11" (3.7m x 3.33m)

Upvc double glazed window to the rear with a radiator beneath. Laminate flooring.

#### BEDROOM FOUR

12' 1" x 8' 2" (3.7m x 2.5m)

Upvc double glazed window to the rear with a radiator beneath. Laminate flooring.

#### BEDROOM TWO

11' 11" x 9' 5" (3.65m x 2.88m)

Upvc double glazed window to the fore with a radiator beneath, laminate flooring and a bank of mirrored wardrobes.

#### BEDROOM ONE

11' 0" x 16' 1" (3.37m x 4.91m)

Upvc double glazed window to the fore with a radiator beneath and a further window to the side. Laminate flooring and a dressing area with a range of wardrobes. A door leads into the en-suite.





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### EN SUITE BATHROOM

Fitted with a four piece suite that comprises a panelled bath, pedestal wash hand basin, close coupled wc and a shower cubicle with a thermostatic shower. Tiling to splashbacks, chrome heated towel rail, laminate flooring and ceiling downlighting.

### BEDROOM THREE

12' 1" x 13' 2" (3.7m x 4.03m)

With a uPVC double glazed window to the rear with a radiator beneath, laminate flooring and a door into:

### EN SUITE SHOWER ROOM

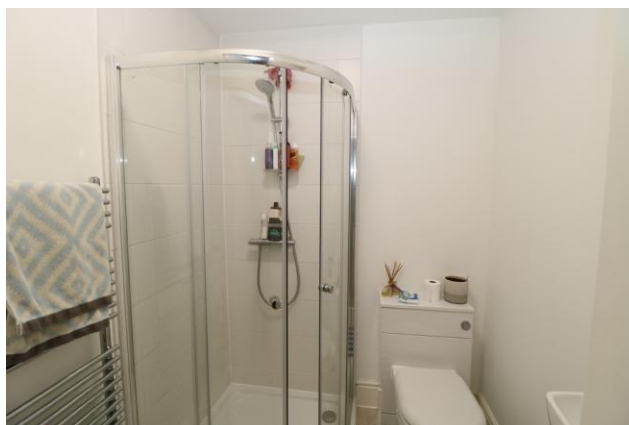
Refitted with a white suite with a vanity wash hand basin, a concealed cistern wc and a panelled bath with mixer shower. Tiling to full height to splashbacks, a chrome radiator and a frosted uPVC double glazed window.

### BATHROOM

The fully tiled family bathroom has a panelled bath with mixer shower and shower screen, pedestal wash hand basin and a close coupled wc. Medicine cabinet, a chrome heated towel rail and a frosted uPVC double glazed window.

### REAR GARDEN

There is a patio directly off the property with steps down to the tiered formal lawns. The garden is not overlooked, is enclosed by panelled fencing and has side pedestrian access.



# FLOORPLAN



Total area: approx. 194.4 sq. metres

## CONTACT

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