



## Pencraig Close, Kenilworth

Asking Price £650,000

- Four Bedroom Detached House
- Refitted Open Plan Kitchen/Dining
- Double Remote Garages & Driveway
- Attractive Tiered Rear Gardens
- Viewing Essential To Appreciate This Fine Home
- Through Lounge With Feature Fireplace
- EPC Rating D - 65
- Refitted Bathroom & En-Suite Shower Room
- Quality Sash Double Glazing To Front
- Warwick District Council - Tax Band F

# Pencraig Close, Kenilworth CV8 2NT

An immaculate four bedroom detached house with versatile living accommodation. Having a through lounge, open plan kitchen/dining room/conservatory. Study and utility. The bathroom and en-suite have been refitted and there is a drive, double garage and tiered rear garden. Viewing essential.



Council Tax Band: F





## THE PROPERTY

The property occupies an enviable position at the head of this cul-de-sac and is set behind a tarmac driveway that provides hardstanding and access to the double side garage with remote up and over doors. You enter the property into a central hallway with a cloakroom, stairs to the first floor landing, quality wood flooring and door off. The dual aspect lounge has a bay window to the fore, feature fireplace and patio doors into the conservatory. The kitchen has been refitted with a range of modern grey and white units. It has been thoughtfully designed and incorporates twin ovens, induction hob and a dishwasher. The open plan kitchen flows into the dining room and conservatory beyond making for versatile and airy living accommodation. There is a utility room and study completing the ground floor. The generous landing has an airing cupboard and doors off to the four bedrooms and refitted bathroom. The master suiter has a dressing area and a refitted shower room. Outside is an attractive tiered rear garden that wraps around two sides of the property. It includes a patio and tranquil sun lounge area. Benefitting the usual creature comforts with gas central heating and double glazing. The front of the property has recently had installed quality uPVC sash windows. It is ideally located for both Park Hill and Kenilworth Secondary School. It also has Lyes Lane shops a short stroll from the house. Viewing is highly recommended to appreciate this fabulous family home.

## APPROACH

The property is approached across a tarmac driveway offering hardstanding and leading to the canopied porch.

## CANOPIED PORCH

With tiled flooring, brick pillars and a wood entrance door into the reception hallway.

## RECEPTION HALL

Dogleg staircase rising to the first floor landing with spindle bannister, wood flooring, feature radiator, downlighting and doors off to

## CLOAKROOM

Fitted with a close coupled wc, half pedestal wash hand basin, frosted double glazed window, radiator and engineered wood flooring.

## LOUNGE

11'6" x 18'2"

With a four windows sash bay to the front and patio doors into the conservatory. The focal point is provided by a stone fireplace with matching hearth and housing a living flame gas fire. Flanking the fireplace are two wall hung entertainment units. Two radiators and two wall lights.

## KITCHEN

The kitchen has been comprehensively refitted with a range of modern wall and base units. The deep grey wood effect base units are contrasted with a stone effect composite bevelled edged worksurface over that incorporates a peninsula with breakfast bar seating and an undercounter fridge. Additionally there is an integrated dishwasher and twin fan assisted ovens and a Smeg induction hob and brushed steel extractor canopy over that has double units either side. The sink unit has a mixer tap and is set beneath the double glazed window to the rear. Tiled splashbacks and window reveals. There is a further dresser effect unit to a recess that has matching base and

framed wall mounted unit. School house radiator, tiled flooring, door into the utility room and the kitchen opens into the dining/family area.

## DINING ROOM

Open to the kitchen and also having a Georgian bar door with side light windows from the hallway. With engineered wood flooring, radiator and downlighting. The dining room flows into the conservatory.

## CONSERVATORY

21'0" x 8'6"

The P-shaped conservatory has double glazed windows and roof, french doors onto the rear garden, engineered wood flooring and wall lights.

## UTILITY ROOM

4'11" x 22'11"

Continuation of the tiled flooring and having shaker style units to wall and base. The base units have a roll topped worksurface with an inset stainless steel sink unit. Plumbing for automatic washing machine, radiator, larder unit and door into the kitchen and into the double garage.

## STUDY

8'0" x 9'4"

Engineered wood flooring, double glazed window to the fore with a radiator beneath. Ceiling downlighting.

## LANDING

With a porthole window on the turn, access to part boarded loft void with ladders, arched sash double glazed window with a radiator beneath, airing cupboard with lagged copper cylinder and doors off to

## BEDROOM ONE

17'8" x 9'1"

Twin double glazed windows to the rear, twin radiators, downlighting, dressing area with fitted wardrobes and a door off to

## EN SUITE SHOWER ROOM

Refitted with a white suite that comprises a walk in shower with a thermostatic power shower, close coupled wc and a chrome heated towel rail. Tiled floor and to full height to walls, frosted double glazed window, wall hung vanity unit with heated mirrors and shaver point.

## BEDROOM TWO

12'9" x 9'5"

Double glazed window with a radiator beneath, built in double wardrobe.

## BEDROOM THREE

8'1" x 9'8"

With sash double glazed window to the fore with a radiator beneath.

## BATHROOM

Refitted with a P-shaped bath with a thermostatic power shower and screen, half pedestal wash hand basin and a close coupled wc. Chrome heated towel rail, shaver point, tiled floor and to full height. Extractor fan, downlighting and a frosted double glazed window.

## BEDROOM FOUR

8'6" x 6'8"

Double glazed sash window to the fore and a radiator beneath.

### REAR GARDEN

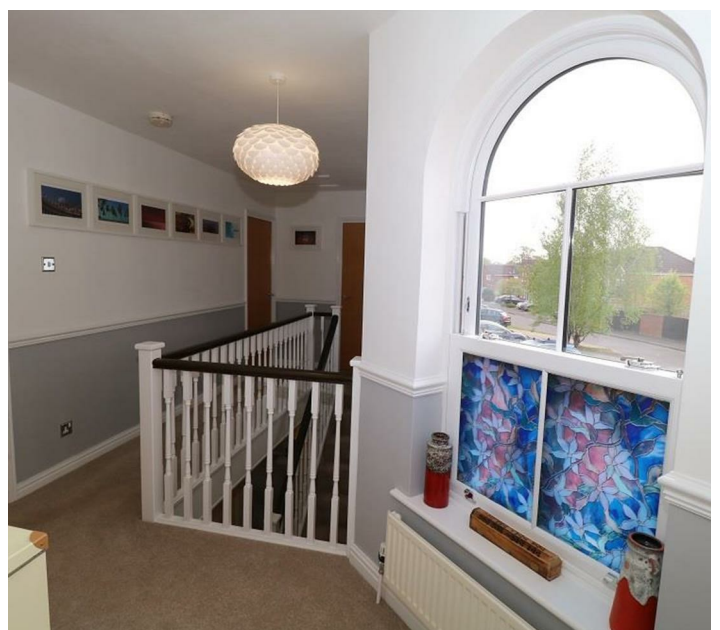
The tiered rear garden has been thoughtfully designed and has a generous patio directly off the property. Steps to the side lead you to a sunlounge area with pergola. There is a wild meadow lawn with a retaining sleeper boundary and a waterfall. The garden wrap around and there is a further formal lawn at the side of the property

### DOUBLE GARAGE

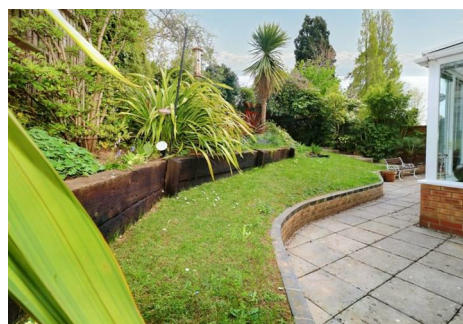
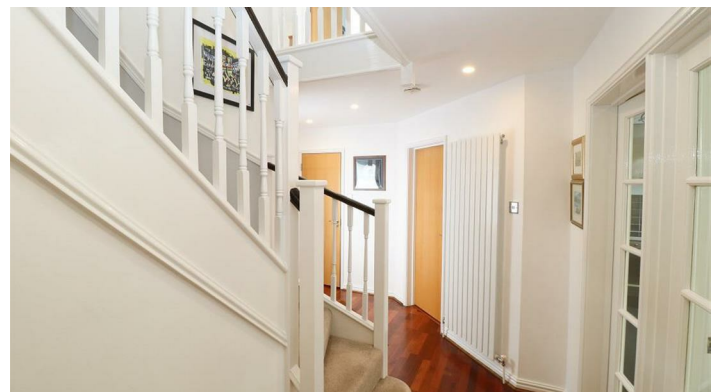
With twin remote doors, power and lighting, roof storage and shelving.

### FIXTURES AND FITTINGS

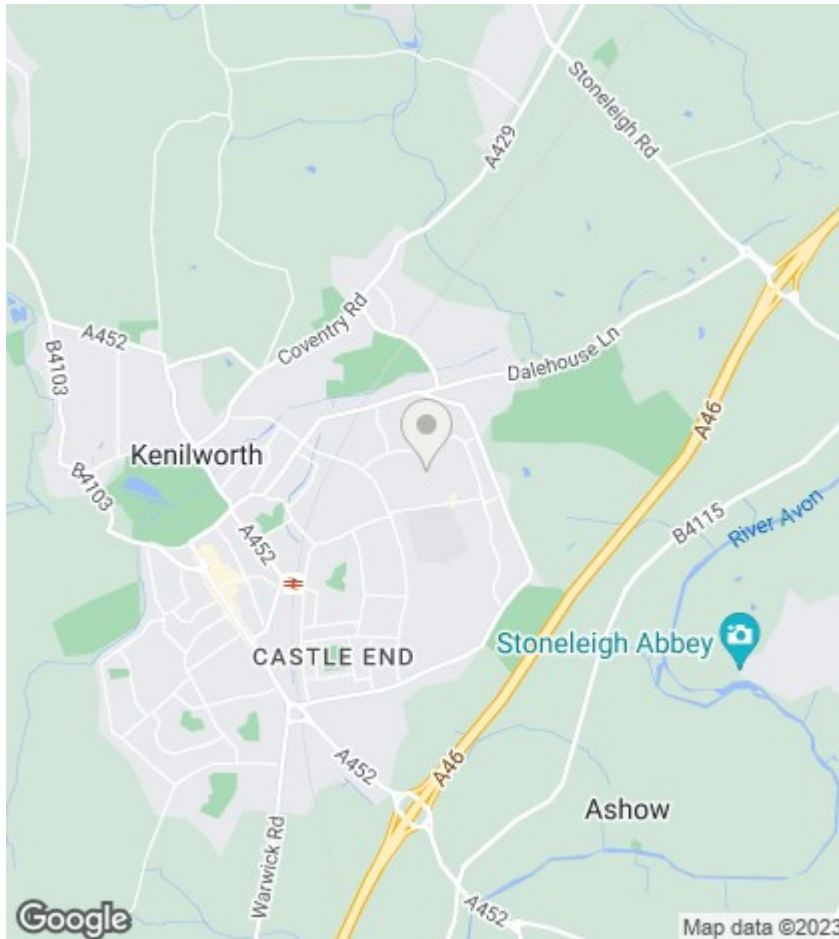
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.









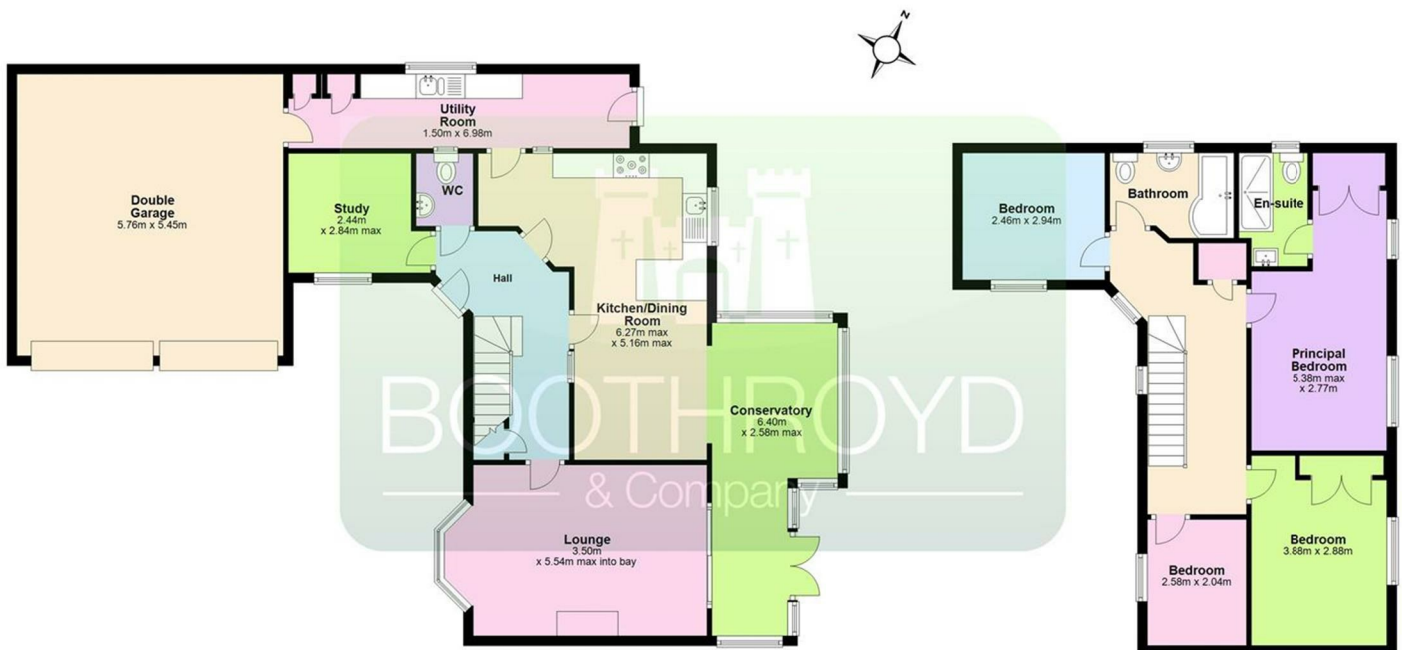


## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

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



Total area: approx. 173.5 sq. metres