



209 Warwick Road, Kenilworth, Warwickshire, CV8 1FB

Asking Price £675,000

- Extended And Remodelled Bay Fronted Semi Detached
- Lounge, Utility & Ground Floor Cloaks
- Five Well Proportioned Bedrooms
- Four Piece Family Bathroom
- No Onward Chain
- Stunning Kitchen/Family Room
- EPC Rating C - 75
- Principal Suite With En Suite & Bi Fold Doors
- Pea Gravel Driveway & Large Store
- Warwick District Council Tax Band D

209 Warwick Road, Kenilworth CV8 1FB

An opportunity to purchase a turn key property on the fringes of Kenilworth Town Centre that is offered with no onward chain.

Having been sympathetically extended the property offers extensive accommodation across two floors. Boasting the usual creature comforts with newly installed gas central heating and double glazing throughout. You approach the house through brick pillars onto the pea gravel driveway providing hardstanding and you enter the house into a central hallway with cloakroom. The pleasant lounge has a bay window. Walking through twin glass doors into the kitchen/family room makes you pause to take stock of this stunning space. The kitchen has integrated appliances and a central island and opens into the family room. This entire space has doors that take you out onto the rear terrace and garden. On the first floor are five bedrooms and a four piece bathroom. The generous principal bedroom has bi-folding doors, a dressing area and an en-suite shower room. To the rear is a large private terrace with a newly laid lawn that is enclosed by feather edged fencing. Mature trees provide dapple shade.

Viewing is highly recommended to appreciate this fine family home.



Council Tax Band: D



Approach

Occupying an enviable corner position you approach across a pea gravel driveway that leads to the front entrance door.

Recessed Porch

You enter the hallway through the original hardwood door with lighting.

Reception Hallway

Stairs rise to the first floor landing with open spindle and an understairs storage cupboard. Radiator, engineered wood flooring and doors off to:

Cloakroom

With a wall hung concealed cistern wc and a wall hung vanity wash hand basin. Tiling to splashback and an extractor fan.

Lounge

14'5" x 12'2"

Bay window to the fore with a radiator beneath.

Kitchen/Family Room

21'25'11" x 31'9"

This beautiful space is entered through crittle doors from which your eye is drawn to the two banks of bi-folding doors that take you out to the garden terrace. The kitchen area is comprehensively fitted with a range of contrasting slate grey wall and pebble base units. The five burner induction hob is set beneath the extractor and benefitting pan drawers beneath. The white marble counters have matching upstands. The wall units also have pelmet lighting. The bank of units incorporate a conventional and further combination oven.

Utility Room

6'10" x 5'10"

Fitted with base units with a stainless steel sink unit and a door onto the side passage.

Landing

With an open spindlehandrail, access to loft void, radiator, airing cupboard with the pressurised cylinder and panelled doors off to

Principal Bedroom

13'4" x 14'1"

With bi-folding doors looking into the garden, radiator and a dressing area with a window to the side and a radiator. Doorway to the en-suite shower room

En Suite Shower Room

Fitted with a white suite that has a walk in shower with a rainfall thermostatic shower and herringbone tiled splashbacks. Wall hung vanity wash hand basin with monobloc tap and a close coupled wc. Frosted window to the side, chrome heated towel rail and an extractor fan.

Bedroom

11'3" x 10'11"

Window to the rear with a radiator beneath.

Bedroom

11'3" x 12'2"

Bay window to the fore with a radiator beneath.

Bedroom

6'9" x 6'1"

Oriel window to the fore and a radiator.

Bedroom

14'4" x 12'1"

Window to the fore with a radiator beneath.

Four Piece Bathroom

The white suite comprises a panelled bath, close coupled wc, walk in shower cubicle with herringbone tiled splashbacks and a wall hung vanity wash hand basin.. heated chrome towel rail, tiling to splashbacks and a frosted window to the side.

Driveway

The pea gravel driveway is accessed through twin brick pillars and provides hardstanding for a number of vehicles.

Store

With an anthacite up and over door and providing ample storage for bikes etc.

Rear Garden

The secluded rear garden has a large patio that leads directly from the kitchen/family room. Flowing into the formal lawn it is enclosed with feather edge fencing.

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

