



BOOTHROYD
& Company



Inchbrook Road, Kenilworth

Asking Price £800,000

- Stylish Detached House
- Four Bedrooms Arranged Over Two Floors
- Lounge With Wood Burning Stove
- Stunning Fitted Kitchen With Underfloor Heating
- Located 0.7 miles away from Kenilworth School
- Refurbished To Exacting Standards Throughout
- EPC Rating C - 73
- Three En-Suite Bathrooms & Cloakroom
- Attractive Cottage Garden & Patio
- Warwick District Council - Tax Band F

2a Inchbrook Road, Kenilworth CV8 2EX

A stylish detached house that has been refurbished by the current owner to exacting standards. This turnkey property has been tastefully remodelled by the current owner who has created versatile living accommodation over two floors. Externally a block paved driveway offers hardstanding for four cars and a pathway leads to the entrance door. The refitted leaded windows are in matt black externally, along with the composite entrance door. The hallway has wood panelling, an attractive rear picture window and cloaks. The living space is to the rear of the property and includes a lounge with multi fuel stove, a dining room with both rooms leading into the rear garden. The heart of this house is in the stylish fitted kitchen. In porcelain the wall and base units have a slimline light quartz worksurface and integrated appliances that include oven, combination oven, warming drawer and an induction hob, fridge and freezer and dishwasher. The bright and airy feel is enhanced with the vaulted ceiling and dual aspect full height windows with integrated blinds. The ground floor is completed with two bedrooms and an en suite shower room. On the first floor is the landing with built in storage and doors into the bedrooms, both benefitting further en suites. The principal bedroom has a vaulted ceiling and eaves storage. Outside, the rear garden has an attractive terrace with steps to the formal lawn with floral and shrub borders. This property is genuinely one that must be viewed to be fully appreciated.



4



3



2



C

Council Tax Band: F



Approach

The property is approached across a block paved driveway and footpath which leads to the recessed porch. The foregarden is open plan, mainly laid to lawn with shrub borders. The driveway provides hardstanding for four vehicles,

Hallway

Entered through a matt black composite door with leaded side lights. The walls have half wood panelling, ceiling downlighting and a radiator. Dog leg staircase with a picture window on the turn.

Doors lead off to:

Cloakroom

With a close coupled wc and a vanity wash hand basin with tiling to full height.

Lounge

17'9" x 12'4"

Having a focal point provided by a fireplace set on a marble hearth and housing a wood burning multi fuel stove. Patio doors onto the rear garden, patio and a radiator.

Dining Room/Snug

10'10" x 11'10"

Patio doors onto the rear and laminate flooring. Radiator and opening into the beautiful light filled fitted kitchen.

Kitchen/Dining Room

17'8" x 14'4"

The stylish kitchen is comprehensively fitted with a range of quality solid wood porcelain coloured wall and base shaker style units with brass coloured furniture. The base units have a slimline light quartz countertop with a 1 1/2 bowl undercounter sink which is set beneath the window to the fore and having a dishwasher and bin cupboard beneath. There is the fan assisted oven with a further combination oven and warming drawer. All integrated appliances are Neff with the ovens being flanked by a full height fridge and separate freezer. The induction hob has an externally vented canopy over and quartz upstands. Additionally there is a complimenting dresser with drawers and cupboards. Dual aspect windows with integrated blinds, a vaulted ceiling with skylights and underfloor heating with Nest controls. Central to the kitchen is space for

a large dining table and a door leads out onto the front driveway.

Utility Room

With laminate flooring and a Shaws porcelain sink with mixer tap set on a Smallbone counter and cupboard. Window to the side. Venting to tumble dryer and plumbing for automatic washing machine, freestanding cupboard and plumbing for tumble dryer.

Ground Floor Bedroom

Laminate flooring and dual aspect windows. Boiler cupboard housing the Worcester Bosch condensing boiler with rail, radiator and door into the en-suite shower room.

En Suite Shower Room

With a shower cubicle with a thermostatic brass rainfall shower, vanity wash hand basin and a close coupled wc. Tiling with heated towel rail, extractor and a vanity light above the sink.

Ground Floor Bedroom

With a bay window to the fore with a radiator. To one wall is a bank of fitted wardrobes with hanging, shelving and top boxes.

Landing

With wood panelling, generous storage with hanging and shelving and doors off to:

Principal Bedroom

20'1" x 10'5"

With a vaulted ceiling and a dormer window to the fore, further skylight window to the rear and further window to the side. Twin radiators, eaves storage with hanging. Door into the en-suite bathroom.

En-Suite Shower Room

Fitted with a large shower enclosure housing the digital shower and a vanity wash hand basin with a heated mirror and light over, shaver point and a concealed cistern wc. Porcelain tiling to floor and splashbacks. Dormer window to the fore, radiator and eaves storage.

Bedroom

19'11" x 11'9"

With a dormer window to the fore and skylight windows to the rear. Fitted with wardrobes and top

boxes. Radiator and door leading into the en suite shower room. Access to the insulated and boarded loft void.

En Suite Bathroom

With a panelled bath with mixer shower, vanity wash hand basin with shaver point and a close coupled wc. Tiled to full height and laminate flooring. Wall light, window to the fore and a radiator.

South West Facing Rear Garden

With a large terrace directly from the house with coach lighting. Central steps lead to the formal lawn with pathway and a brick retaining wall. The lawn has well stocked borders with shrubs and perennials. Side pedestrian access and a summer house.

Fixtures And Fittings

All fixtures and fittings mentioned in our sales particulars are included, others by agreement between purchaser and seller.





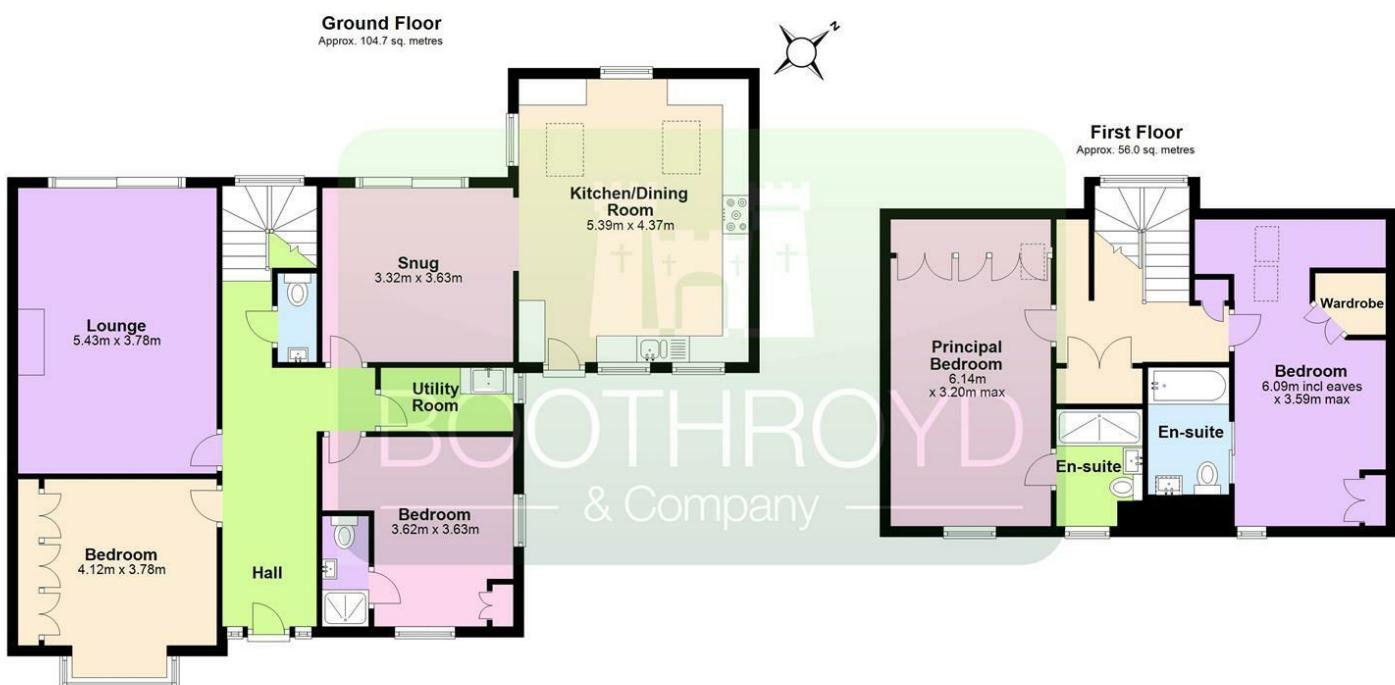


Viewings

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)	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		73	81
EU Directive 2002/91/EC			



Total area: approx. 160.7 sq. metres