



Woodland Road, Kenilworth

£699,950

- Stunning Four Bedroom Detached House
- Underfloor Heating To Ground Floor
- Double Glazed Throughout
- EPC Rating C - 74
- Attractive Low Maintenance Rear Garden
- Fully Fitted Kitchen With Island & Utility
- Front Driveway & Side Garage
- Two Generous Reception Rooms
- Four Piece Bathroom & En-suite Shower Room
- Warwick District Council Tax Band E

Woodland Road, Kenilworth

Located on the outskirts of Kenilworth this stunning four bedroom family home occupies an enviable corner position. The property has been extended and extensively refurbished by the current owners who have created this stylish family home. The property is approached across a block work driveway leading to the canopied porch with oak newel posts and composite entrance door. The ground floor accommodation has Amtico flooring with underfloor heating and comprises a reception hallway with oak and glass banisters. The hallway flows into the dining area and then on into the simply stunning fitted breakfast kitchen with its central island, Rangemaster oven and a bank of floor to ceiling units incorporating the integrated fridge freezer. There is an integrated dishwasher and the base units have a marble counter with matching upstands. Double doors from the kitchen open to the front lounge and the ground floor is completed with a utility room and cloakroom. The landing provides access to the four bedrooms and four piece family bathroom. The master bedroom has a stunning ensuite shower room with a walk in rainfall shower. Bi-folding doors from the kitchen and dining room lead to the central terrace with steps down to the formal artificial lawns which flank the terrace. Outside lighting and a pathway to the side gate. There is a side garage with double opening doors.



Council Tax Band: E



ENTRANCE HALL

Entering through a composite door with matching full height sidelight windows, the hallway has a hardwood staircase with a glass banister, Karndean flooring and opens into the dining area. A hardwood door leads into the lounge.

LOUNGE

11'11" x 12'4"

With Georgian bar double glazed window to the front and a tv point for a wall mounted television. Sliding hardwood doors lead through to the kitchen.

STUNNING KITCHEN

21'7" x 11'10"

The kitchen is dual aspect with a Georgian bar double glazed window to the fore and bi folding doors onto the patio. Comprehensively fitted with a range of grey hand painted wall and base units with copper coloured door furniture. The base units have bevelled edge marble counters with matching upstands and into the windowsills. There is a central island with a wood block counter, seating for four people, four pan drawers and attractive lighting over. There is a Rangemaster oven with tiled splash backs, integrated dishwasher and a bank of full height units to one wall with a fridge freezer and larder units. There is ceiling down lighting, Karndean flooring and opening into the dining room.

DINING ROOM

10'11" x 18'11"

With twin Georgian bar double glazed windows to the rear. Television aerial and socket for a wall mounted television, down lighting and hardwood door into the utility room.

UTILITY ROOM

6'11" x 6'10"

Continuation of the Karndean flooring, Belfast sink set on a wood plinth with shelving beneath. Larder unit and a full height unit providing space for the washing machine and tumble dryer. Hardwood doors lead into the garage and cloakroom.

CLOAKROOM

With a concealed cistern wc, vanity wash hand basin, tiling to half height, down lighting and a frosted Georgian bar double glazed window to the rear.

LANDING

With a Georgian bar double glazed window to the side, glass banister and hardwood doors off to

FAMILY FOUR PIECE BATHROOM

5'10" x 9'3"

Fitted with a white suite comprising a panelled bath with shower attachment, concealed cistern wc, vanity wash hand basin and a corner shower cubicle with a thermostatic rainfall shower. Wood effect tiled flooring, complementary tiling to splash backs, extractor and a frosted Georgian bar double glazed window to the rear.

BEDROOM TWO

11'1" x 11'9"

Georgian bar double glazed window to the rear with a radiator beneath and a mirrored sliding wardrobe.

BEDROOM THREE

7'10" x 10'6"

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

BEDROOM FOUR

7'11" x 8'0"

Georgian bar double glazed window to the fore with a radiator beneath. Built in wardrobe and chest of drawers beneath a staircase leading into the loft.

BOARDED LOFT

With a velux window, radiator, eaves storage to either side.

MASTER BEDROOM

16'4" x 11'10"

Having engineered wood flooring, Georgian bar double glazed window to the fore, triple wardrobes and a built in chest of drawers. A hardwood door leads into the en-suite shower room.

EN SUITE SHOWER ROOM

4'11" x 7'6"

Fitted with a white suite comprising a walk in shower with hinged glass. Tiling to full height to splash backs with a thermostatic shower, concealed cistern wc and vanity wash hand basin. Tiled flooring, extractor and down lighting.

DRIVEWAY

The block work front drive is laid with grey paviors and provides hard standing for a number of vehicles. The drive provides access to the side recessed garage and to the rear garden through a 6' gate and fence. The recessed porch is tile hung with oak newel post and tiled threshold.

REAR GARDEN

The central patio leads from the kitchen and dining

area. Steps lead down and the patio is flanked with artificial lawn to either side. It is enclosed with feather board panelled fencing. The patio continues to the side gate.

GARAGE

12'5" x 6'10"

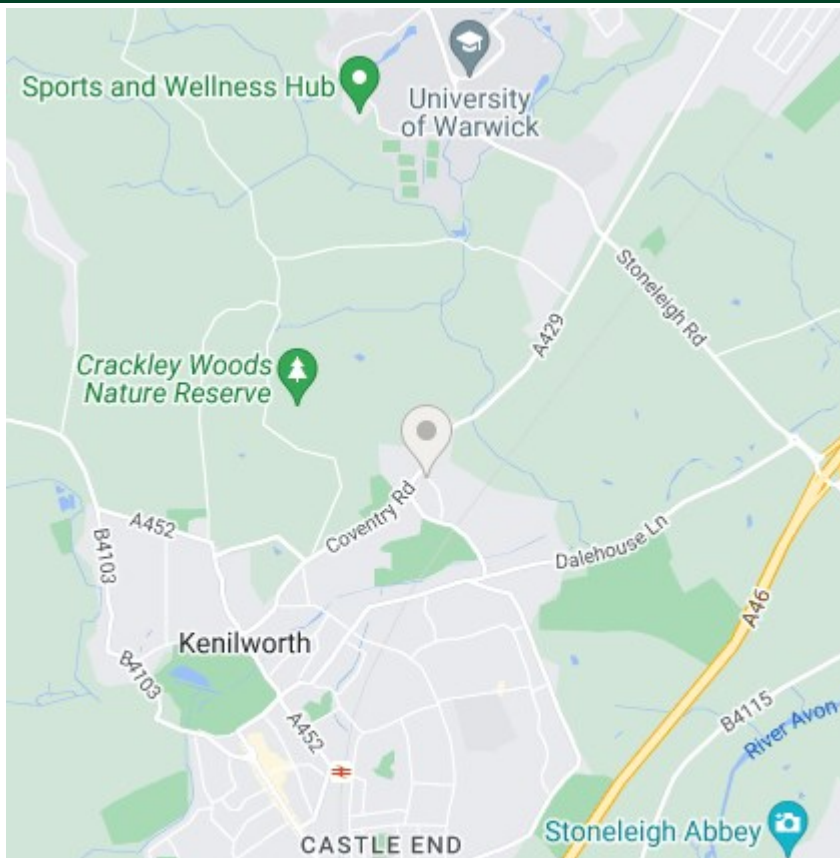
With twin opening doors, power and lighting provided and the Worcester Bosch combination boiler and pressurised cylinder.

FIXTURES & 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.

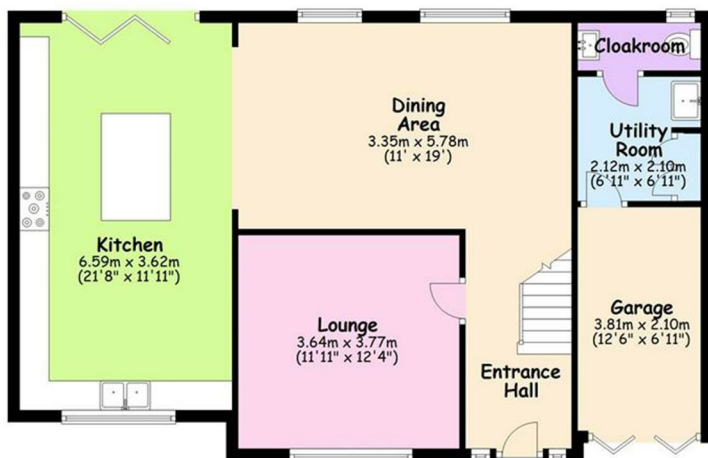
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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

Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



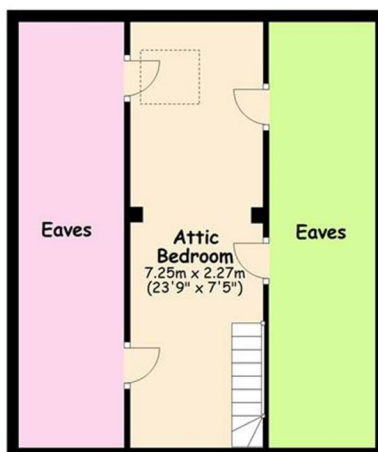
First Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



Second Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 162.9 sq. metres (1753.3 sq. feet)