



## Rocky Glen Glasshouse Lane, Kenilworth, CV8 2AL

£585,000

- 1920s Extended Semi-Detached House With Planning Permission For Two Storey Extension
- Lounge, Dining Room & Family Room
- Kitchen & Utility Area
- Bathroom With Shower
- Convenient For Ofsted Outstanding Rated Kenilworth School
- Reception Hall & Cloakroom
- Energy Rating D - 60
- Three Bedrooms
- Good Size Gardens To Front & Rear & Driveway Parking
- Warwick District Council - Tax E

# Rocky Glen, Glasshouse Lane, Kenilworth CV8 2AL

An individual 1920s three bedroom extended semi detached house on a generous plot with excellent frontage and established gardens. This immaculate property has gas fired central heating and double glazing. The property comprises: entrance hall, cloakroom, lounge, separate dining room with fireplace, walk through utility, good size breakfast kitchen, lovely family room with triple aspect. To the first floor there are three bedrooms, as well as a three piece bathroom with shower over. Outside there are beautiful gardens to both front and rear. Viewing is strongly advised.



Council Tax Band: E



### **Approach**

Over a quality long block paviour driveway with attractive fore garden to a hardwood panelled front door into the

### **Reception Hall**

With ceramic tiling to floor, stairs rising to the first floor, radiator, dado rail, wooden framed double glazed window to side, wall lights, wall mounted 18th edition electric isolation unit, door to the

### **Cloakroom**

With a low level w.c., vanity wash hand basin with tiled top and useful cupboards below, ceramic tiling to splash back, coving, ceiling light, opaque wooden framed double glazed window to side, ceramic tiling to floor, radiator, alarm control pad.

### **Lounge**

11'6" x 12'1"

With a replacement uPVC double glazed window to front, coving, dado rail, radiator, wall lights, feature living flame effect coal gas fire with decorative brick and stone surround mantel and to both sides of the fireplace, t.v point.

### **Dining Room**

11'6" x 11'5"

With feature living flame effect coal gas fire with black surround and granite hearth, ceramic tiling to floor, dado, coving, ceiling light with centre rose, wall lights, radiator, patio doors to the rear garden, door to the

### **Utility Area**

6'5" x 7'0"

Fitted with a range of matching base and wall units with marble effect rounded edge work surfaces with ceramic tiling to splash back, space and plumbing for washing machine, space for large upright fridge freezer, ceiling light, pelmet down lighters, stable door to the garden, wall mounted Worcester Bosch condensing boiler servicing the hot water and central heating, arch to the

### **Kitchen/Breakfast Room**

11'8" x 11'10"

Comprehensively fitted with a range of matching solid hand painted base and wall units with marble

effect rounded edge work surfaces with one and a half bowl black granite composite sink with chrome mixer tap, integrated AEG fan assisted double oven with grill, four ring NEFF electric hob with extractor above and semi integrated NEFF dishwasher, space for breakfast table, wooden framed double glazed window to front and rear, ceiling light with centre fan, down lighters, dado rail, radiator, wall mounted speakers, fire doorway to the

### **Family Room**

18'9" x 10'9"

Recently renovated with double glazed windows to three elevations offering excellent light and lovely views over the well kept front and rear gardens, LED ceiling down lighters, range of double power points, radiator.

### **First Floor Landing**

With ceiling light, coving, matching banister rail and spindles, door to the airing cupboard with shelving and housing the lagged copper cylinder, wooden framed double glazed window to side, door to

### **Double Bedroom One**

11'6" x 12'2"

With a replacement uPVC double glazed window to front, radiator, ceiling light, wall lights, coving, feature original white cast iron fireplace and surround.

### **Double Bedroom Two**

11'6" x 9'8"

With replacement uPVC double glazed window to rear, radiator, ceiling light, wall lights, original white cast iron fireplace and surround, coving.

### **Bedroom Three**

8'7" x 9'0"

With coving, replacement uPVC double glazed window to side, ceiling light, radiator, built in solid hand painted wardrobes to two walls with over bed storage cupboards.

### **Bathroom**

With a three piece suite with low level w.c, pedestal wash hand basin, pine panelled bath with central mixer and electric shower over, ceramic tiling to walls, replacement uPVC double glazed window to front, radiator, mirrored vanity cabinet.

## Rear Garden

Beautifully stocked with a variety of shrubs, plants, and trees with pergola walkway and a northwest facing rear aspect. The property has side gated access and a timber summer house with power and light. There is a full width quality Turkish stone patio and outside cold-water tap.

## Front

Beautifully designed front garden with approximately 209 square metres of Barley stone block paving with parking for seven or eight cars with water feature and outside cold water tap.

## Planning Permission

There is planning permission granted for the erection of two storey side extension and conversion of garage into living accommodation (already completed) . Please see link- [https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=\\_WARWI\\_DCAPR\\_92233](https://planningdocuments.warwickdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_WARWI_DCAPR_92233)

## Tenure

The property is freehold.

## Services

All mains services are connected.

## Mobile Coverage

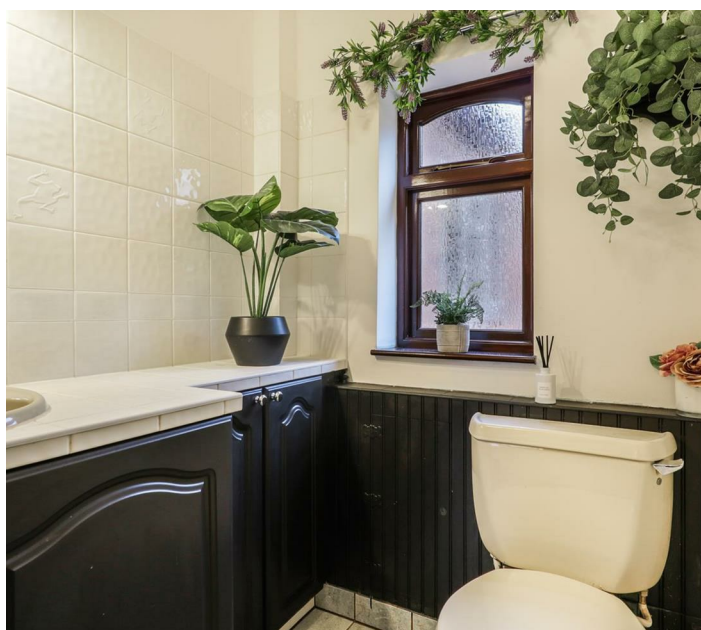
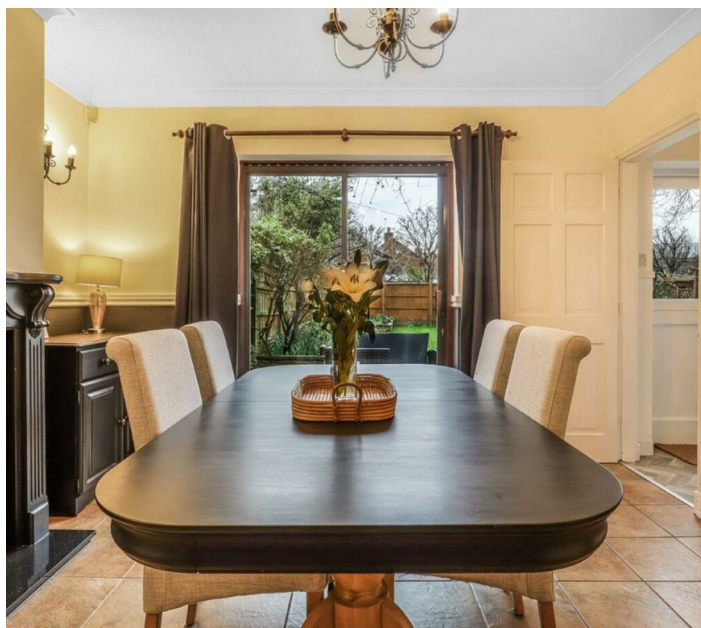
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
60 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

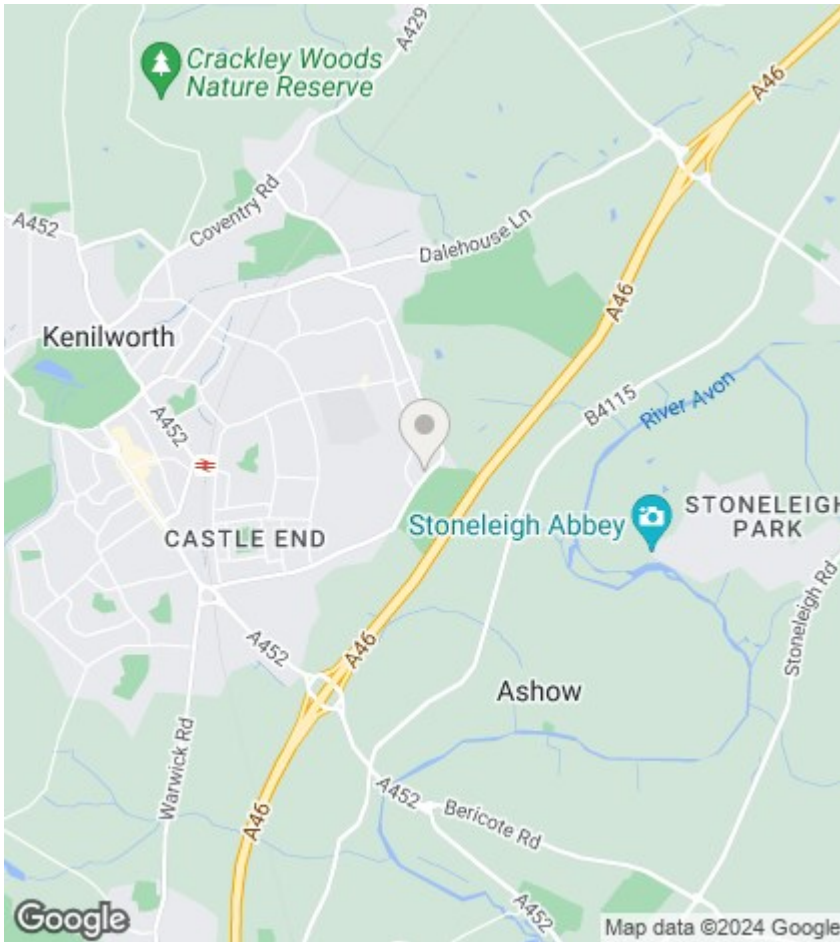
BT  
Sky  
Virgin

## Fixtures & Fittings

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



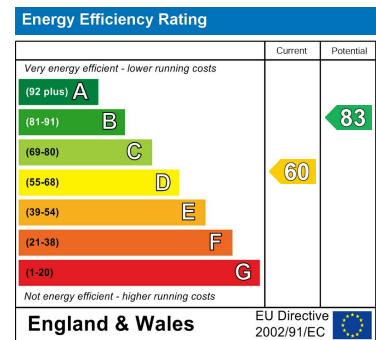




## Viewings

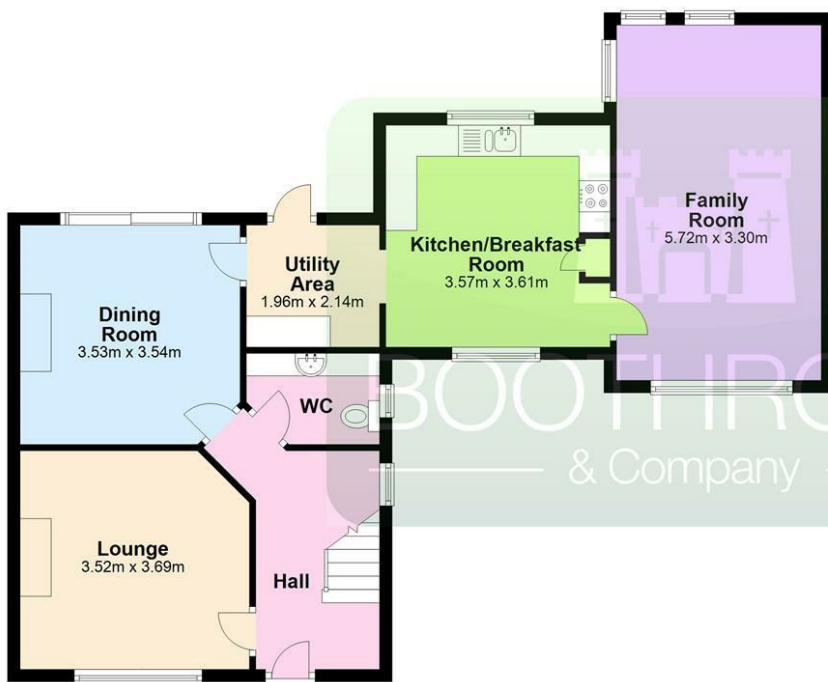
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:



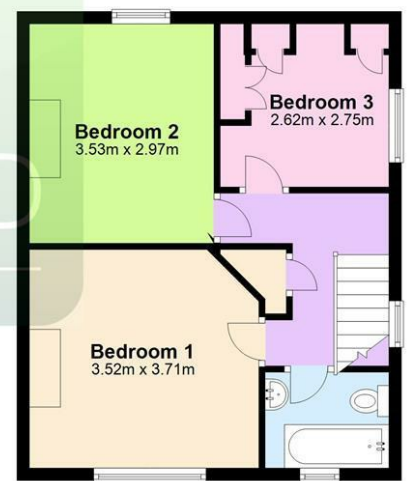
### Ground Floor

Approx. 73.7 sq. metres



### First Floor

Approx. 41.4 sq. metres



Total area: approx. 115.0 sq. metres