

## Thickthorn Close, Kenilworth

Offers In Excess Of £750,000

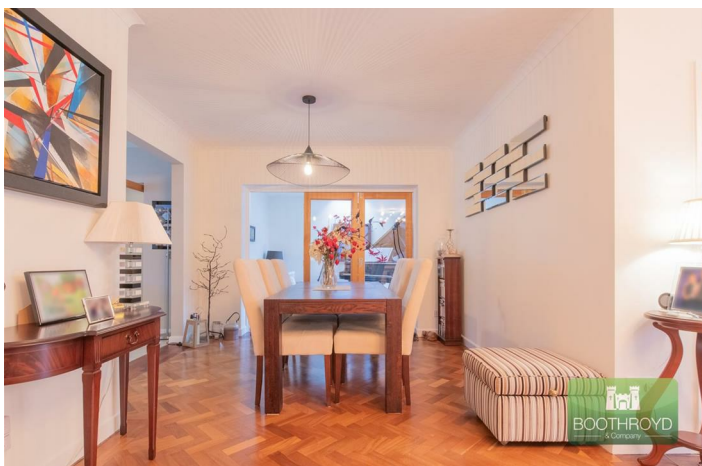
- High Quality Four Bedroom Detached House
- Enclosed Porch & Reception Hall With Luxury Cloakroom W.C
- Energy Rating C - 72
- Guest Double Bedroom With En-Suite
- Internal Viewing Is Highly Recommended
- Highly Regarded Cul-De-Sac Location
- High Quality Bespoke Handmade Breakfast Kitchen
- Four Bedrooms, Master With dressing Room & En-Suite
- Attractive South Facing Garden
- Warwick District Council - Tax Band F

# Thickthorn Close, Kenilworth CV8 2AF

A sought after fully modernised, re-fitted and high-quality detached family home, in a sought after cul-de-sac location, within walking distance of Kenilworth Town centres facilities and amenities. The fully double glazed, gas centrally heated extended and re-fitted quality accommodation with a magnificent south facing rear garden offers; enclosed porch entrance hall with refitted cloakroom w.c., open plan lounge/dining room with feature fireplace, two additional family/sitting rooms, one currently used as a music room and garden room. Quality breakfast kitchen with integrated appliances, utility room and garage store, feature landing with access to roof space, fitted master bedroom with concealed dressing room and en-suite, guest suite with en-suite shower room, two further bedrooms, all with fitted wardrobes, bathroom, forecourt driveway parking and established south westerly facing beautiful rear garden. Internal viewing is essential.



Council Tax Band: F



### **Approach**

Over a tarmacadam and block edged driveway to an open feature porch with tiled step, oak panelled and glazed door with matching frosted glazed insets either side into the

### **Reception Hall**

With beautiful parquet flooring throughout, radiator and cover, ceiling downlighters, solid wood open tread stairs rising to the first floor, alarm control pad and frosted door to the

### **Cloakroom**

With luxury refitted two piece white suite with low level wall hung Roca w.c, feature wash hand basin with chrome mixer taps, feature mirror, porcelain tiles to floor, radiator and downlighters.

### **Extended Lounge/Dining Room**

24'1" x 22'5"

With parquet flooring throughout, feature stone composite fireplace with gas living flame effect coal fire, french doors onto the patio and dining area with space for large table, double doors to the

### **Family/Sitting Room**

14'3" x 8'4"

With double glazed french doors onto the patio, coving, ceiling light, high level opaque double glazed window to side.

### **Family/Sitting Room**

13'4" x 11'5"

Off the dining room with double glazed french doors onto the rear patio, ceiling downlighters, Parquet flooring, Velux roof light.

### **Kitchen/Breakfast Room**

17'1" x 11'7"

Comprehensively refitted with a range of high quality bespoke handmade kitchen units with a range of solid wood hand painted base and wall units with granite work surfaces and matching up-stands, integrated quality appliances to include twin Siemens wifi fan assisted ovens with grill, four ring Miele induction hob with feature ceiling concealed extractor hood above, under counter fridge and integrated dishwasher, single bowl under counter

mounted stainless steel sink with feature mixer tap, peninsular oak breakfast bar with LED lighting and feature drop down ceiling light, porcelain tiles and feature radiator.

### **Utility Room**

5'4" x 11'5"

Fitted with a range of matching oak fronted base and wall units with black marble effect rounded edge work surfaces with one and a half bowl granite composite sink with mixer tap, space and plumbing for washing machine and separate dryer, space for large fridge/freezer, radiator, ceramic tiled floor, door to garage store.

### **First Floor Landing**

With open tread stairs leading to the first floor with coving, ceiling light, access to insulated and part boarded roof space with retractable ladder, door to airing cupboard housing the main pressured hot water cylinder with Worcester Bosch boiler.

### **Principal Bedroom**

20'3" x 10'0"

Extended master suite with LED downlighters, quality built in wardrobes with concealed walk in dressing room with hanging and shelving and built in shelves with LED down lighters, matching bedside tables and dressing area, radiator, double glazed window overlooking the rear garden, opening to the

### **En-Suite**

Open plan en-suite shower with a two piece white suite with walk in shower enclosure with mains fed shower with digital Bristan control, wall mounted wash hand basin, mirrors and ceramic tiled floors and wall.

### **Bedroom**

11'10" x 11'9"

With double glazed window to front and side, LED ceiling lights, range of built in quality bedroom furniture with double wardrobes to one complete wall, matching bedside tables, and chest of drawers with window seat, door to the en-suite.

### **En-suite**

Three piece suite with walking shower with mains

fed low level w.c, wall mounted wash hand basin, LED down lighters.

### Bedroom

14'2" x 12'1"

With a range of quality wardrobes with matching bedside tables, vanity sink, double glazed window to rear.

### Study/Bedroom Four

Range of built in office furniture, wood laminate flooring, double glazed window to side, LED down lighters.

### Bathroom

Three piece white suite with a low level w.c, vanity wash hand basin with cupboard below, panelled bath with mains fed shower over, fitted shower screen, double glazed window to rear.

### Rear Garden

A lovely established garden with a super array of well-kept shrubs, plants and trees with a delightful south westerly facing rear aspect, fully enclosed with permanent fencing, timber summer house, circular patio, and concealed garden shed to the rear boundary, outside courtesy lighting, cold water tap and side gated access.

### Garage/store

With metal up and over door to front, power and light connected, wall mounted electric isolation unit.

### Front

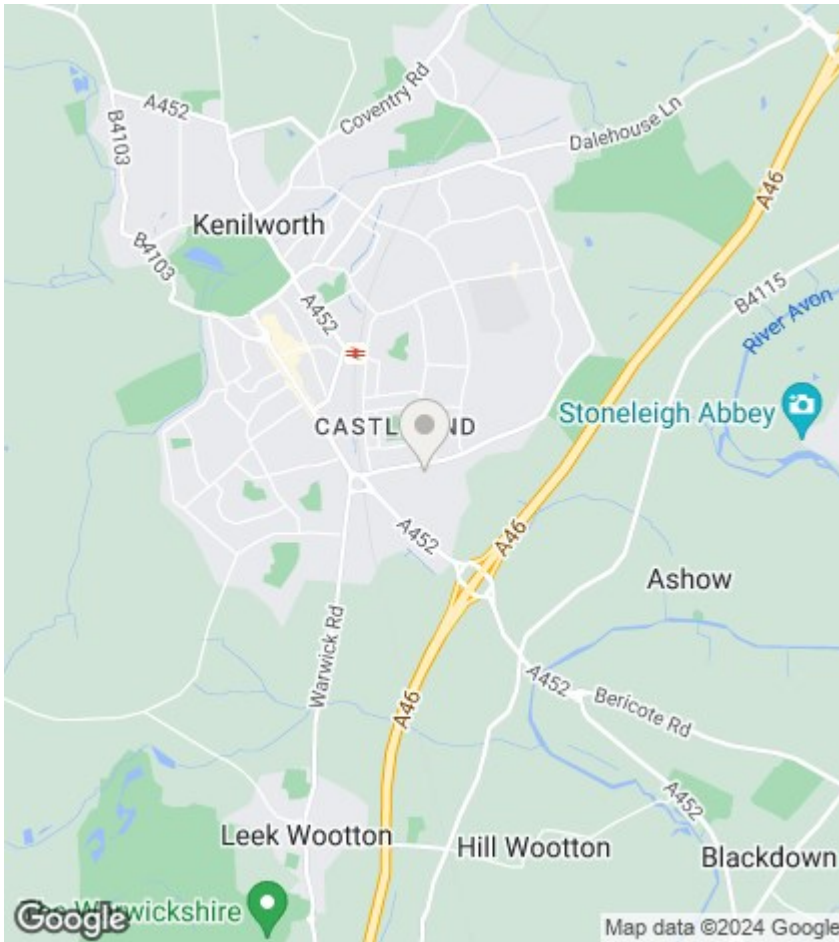
To the front of the property is a well-kept block paved driveway with parking for two/three cars, inset fore garden with shrubs and plants.

### Fixtures & Fittings

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





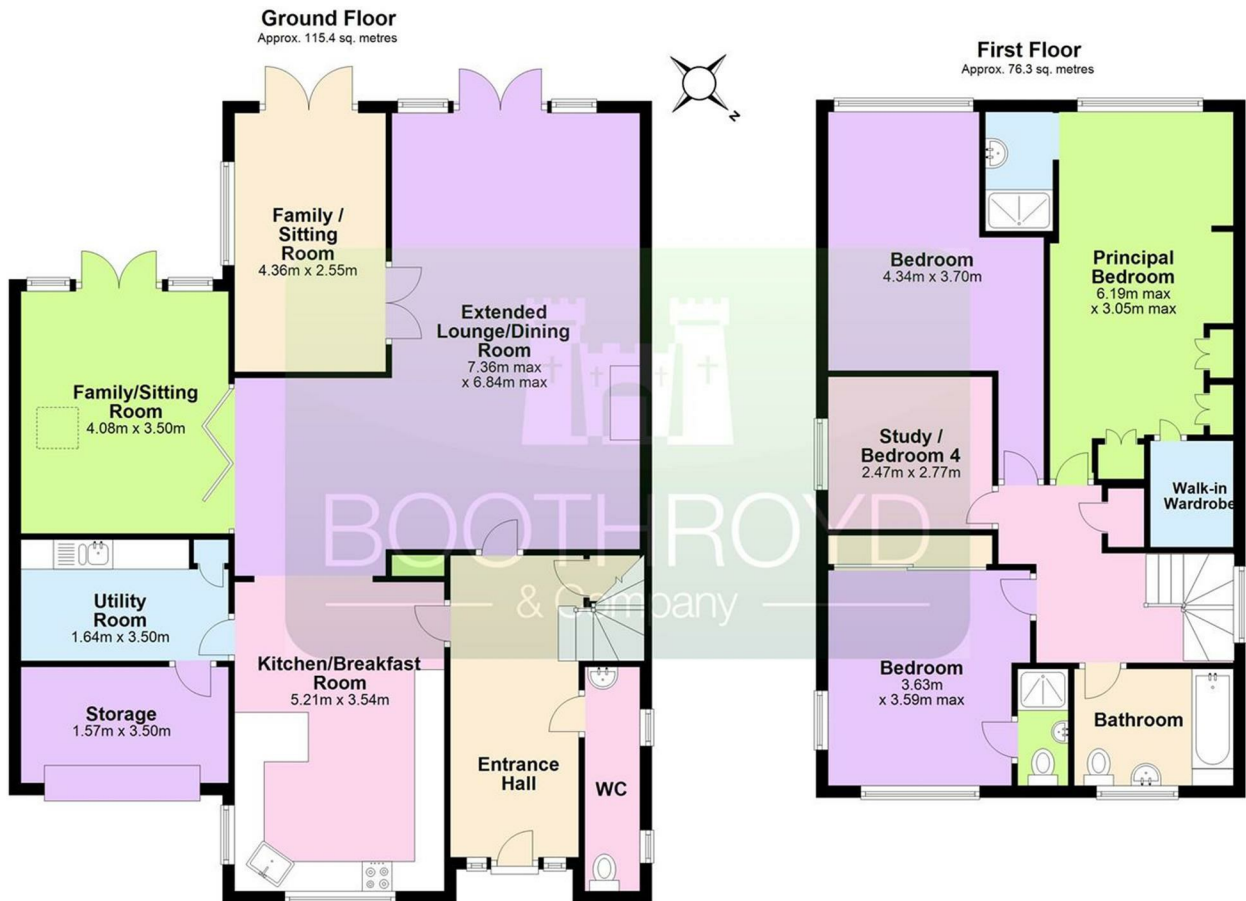


## Viewings

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

## EPC Rating:

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>		72	79
(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. 191.7 sq. metres