



Priorsfield Road, Kenilworth

Offers In The Region Of £484,950

- Superb Extended Four Bedroom Semi-Detached Home
- Lounge With Feature Fireplace
- Large Extended Family Kitchen With Quality Integrated Appliances
- Four Bedrooms Over Two Floors
- Integral Garage, Driveway Parking And Enclosed Garden With Composite Decking
- Spacious Reception Hall
- Energy Rating C - 72
- Separate Utility And Cloakroom
- Luxury Refitted Bathroom And En-suite
- Warwick District Council - Tax Band D

Priorsfield Road, Kenilworth CV8 1BZ

A quite superbly appointed modernised and extended four bedroom semi detached house located in the popular Priorsfield School Catchment on the castle side of town. The spacious accommodation comprises, large open porch/reception hall, lounge, large extended family kitchen with separate utility and cloakroom off, four bedrooms over two floors with a luxury bathroom and en-suite, outside a lawned rear garden with quality composite decking. To the front driveway parking for three cars. Viewing is highly recommended.



Council Tax Band: D



Approach

Over a tarmacadam and block paved pathway to a composite front door with matching full height double glazed frosted window into the

Reception Hall

With inset matting and engineering oak flooring, LED down lighters, feature vertical radiator, bespoke built-in under stairs storage cupboard with feature oak and glazed stairs, Nest control system for the central heating, door to

Lounge

14'11" x 11'9"

With large double glazed window to front, feature composite matching fireplace, radiator, ceiling light, t.v point.

Kitchen/Dining/Family Room

20'9" x 16'10"

Kitchen area comprehensively refitted with a range of matching grey high gloss handleless base and wall units with 30mm quartz work surfaces with brick bond style ceramic tiles to splash back, one and a half bowl under counter sink with chrome mixer tap, integrated twin fan assisted oven and grill with microwave over, four ring stainless steel gas hob with brushed steel illuminated extractor hood over, integrated dishwasher, wine chiller, integrated fridge freezer, LED downlighters, engineering oak flooring, feature vertical radiator and useful shelved storage cupboard. The dining area has space for a large breakfast or dining table, space for sofas, wall mounted t.v point, two Velux roof windows, three leaf white aluminium bifold doors, engineering oak flooring, feature vertical radiator, three drop down feature ceiling lights over worktop, door to

Utility Room

15'9" x 6'8"

Comprehensively refitted with a range of matching white high gloss fronted base and wall units with integrated freezer and wood block work surfaces with brick bond style ceramic tiles to splash back, white composite sink with chrome retractable mixer tap, engineering oak flooring, vertical towel rail, large white aluminium double glazed door onto the composite decking, LED downlighters, extractor fan, door to the

Cloakroom

With a low level w.c, vanity wash hand basin with cupboard below and feature circular ceramic bowl with exposed brick, feature wall and LED mirror, Velux window, extractor fan.

Storage

10'11" x 6'8"

With electric roller metal up and over door to front with power and light connected, also housing the Worcester combination boiler servicing the hot water and central heating with connecting door to utility.

First Floor Landing

With double glazed window to side, LED downlighters, door to storage cupboard with fitted shelving, door to

Double Bedroom

11'2" x 10'3"

With double glazed window to front, ceiling light, radiator, built-in in double wardrobes to one wall with sliding part mirrored doors with hanging and shelving.

Bathroom

With a three piece refitted white suite with encased w.c, matching vanity wash hand basin with cupboard below and central mixer tap, P shaped panelled bath with mains fed chrome shower with separate Mira start/stop button, matching grey porcelain tiles to floor and walls, LED downlighters, anti mist LED mirror, heated chrome towel rail, opaque double glazed window to rear.

Double Bedroom

9'3" x 11'9"*29'6"

With double glazed window to rear, radiator, ceiling light, built in double wardrobes with sliding mirrored doors with hanging and shelving.

Bedroom Three

7'8" x 7'6"

With double glazed window to front, ceiling light, radiator, built in work station with solid oak top with grey high gloss drawers below.

Second Floor Landing

With double glazed Velux window to front, LED ceiling light, matching oak and glazed staircase and door to

Double Bedroom

16'6" x 10'0"

With a large full height glazed dormer window to rear with views towards open countryside, vertical radiator, two Velux roof windows to front, built in bespoke matching drawers and eaves wardrobes storage, wall mounted LG air conditioning unit, wall mounted t.v point, door to

En-suite

With a luxury three piece white suite with low level wall mounted w.c and wall mounted vanity wash hand basin with feature in the wall taps, LED lighting and anti-mist mirror, large walk in shower enclosure with fitted screen and mains fed shower, ceiling mounted rain shower head, porcelain tiles to walls and floor, heated chrome towel rail, opaque double glazed window to rear.

Rear Garden

Fully enclosed by perimeter fencing with full width composite decking with step down to lawn.

Front

To the front of the property is a tarmacadam and block paved driveway with parking for two/three cars.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
47 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

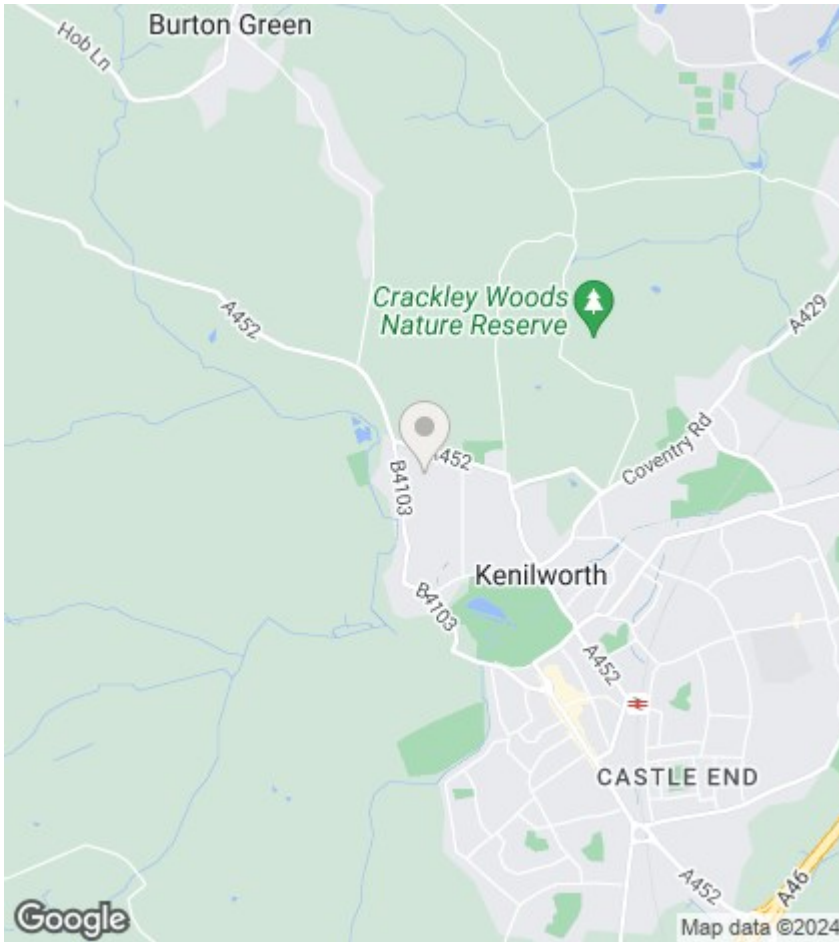
BT
Sky
Virgin

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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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	

