



## Inchbrook Road, Kenilworth

Offers In The Region Of £735,000

- Flexible Three/Four Bedroom Individual Dormer Bungalow
- Kitchen/Dining/Family Room
- Energy Rating C -69
- Ground Floor Bedroom And Study/Bedroom Four
- Two First Floor Bedrooms And En-suite
- Enclosed Porch And Reception Hall
- Utility Room, Cloakroom And Double Garage
- Extended Lounge With Log Burner
- Ground Floor Bathroom
- Warwick District Council Tax Band F

# Inchbrook Road, Kenilworth CV8 2EW

A superbly presented three/four bedroom detached dormer bungalow in a fabulous location on the north-east side of Kenilworth, situated on a plot of approximately 0.25acre with a lovely south facing rear aspect. The flexible and extremely well-presented accommodation comprises; enclosed porch, reception hall, kitchen/dining room, utility and cloakroom w.c, extended lounge, double ground floor bedroom and study/bedroom four, ground floor luxury bathroom. To the first floor there are two double bedrooms and ensuite shower room. Outside is a lovely tiered rear garden with large entertaining patio, to the front there is a large parking forecourt for several cars ascending to a double garage. The property benefits from full gas fired central heating with a new boiler, double glazing throughout. Viewing is highly recommended.



Council Tax Band: F



### **Approach**

Over a block paved driveway to a fully enclosed porch with full height upvc double glazed doors and composite front door with ceramic tiled floor, internal double glazed door into the

### **Reception Hall**

With engineering oak flooring, radiator and shelf, LED ceiling down lights, stairs rising to the first floor, coving, door to the

### **Kitchen/Dining Room**

21'4" x 14'11"

Kitchen area comprehensively refitted with a range of matching white high gloss fronted base and wall units with marble effect square edged work surfaces with brick bond style ceramic tiles to splash back, one and a half bowl stainless steel sink with chrome mixer tap, range style cooker with illuminated extractor hood over, integrated under counter fridge, space and plumbing for dishwasher washer, island unit with two stool breakfast bar, engineering oak flooring, ceiling downlights, coving, double glazed window to front, opening to the dining area with engineering oak flooring, feature living flame effect coal gas fire with marble composite inset and hearth with moulded mantel and surround, double glazed window to side, radiator, double glazed french doors with full height windows into the

### **L Shaped Conservatory**

14'4" x 29'10"

With surrounding upvc double glazed windows with a pitched polycarbonate roof and ceramic tiling to floor, two radiator and cover, double glazed french doors onto the patio.

### **Lounge**

28'8" x 11'0"

With engineering oak flooring, ceiling down lights, coving, radiator, feature recessed wood burning stove with tiled hearth and floating oak mantel on the chimney breast, feature hexagonal design with double glazed windows overlooking the attractive garden. Door to conservatory and hallway.

### **Utility**

4'6" x 7'5"

With built in base and wall cabinets with one and a half bowl stainless steel sink with chrome retractable mixer tap, space and plumbing for washing machine

and separate dryer, glazed window into the conservatory, radiator, vinyl floor, door to side with covered canopy, door to the

### **W.C**

With a low level w.c, wall mounted wash hand basin with tiled splash back, ceiling light, vinyl floor.

### **Double Bedroom**

12'11" x 10'11"

With double glazed window to front and side, coving, ceiling light, laminate floor, built in wardrobes to one wall with hanging and shelving, radiator and cover.

### **Study**

4'6" x 7'5"

With double glazed window to side, built in demand fitted shelving to one wall, vinyl floor tiles and ceiling light.

### **Bathroom**

With a three piece quality white suite with encased low level w.c, vanity wash hand basin with cupboard below, large bath with attractive porcelain tiles to walls with mains fed Grohe shower over bath with fitted screen, ceiling downlights, heated chrome towel rail, opaque double glazed window to rear.

### **First Floor Landing**

With ceiling light, engineering oak flooring, Velux window to rear, door to

### **Principal Bedroom**

15'5" x 14'11"

With double glazed dormer windows to both front and rear, radiator, built into eaves wardrobes/storage with chrome handles, door to the

### **En-suite**

With a three piece white suite with encased low level w.c, vanity wash hand basin with useful cupboards below and wall mounted mirrored cabinet, corner shower cubicle with mains fed Grohe shower with chrome fittings and attachments with fitted shower screen, porcelain tiling to walls, heated chrome towel rail, Karndean flooring, opaque double glazed dormer window to front.

### **Double Bedroom Two**

10'6" x 15'2"

With a double glazed window to side with attractive views across open fields, range of built into eaves

wardrobes and storage cupboards with hanging and shelving, ceiling light, radiator, and eaves storage cupboard to front.

### **Double Garage**

19'1" x 16'11"

With twin matching metal up and over doors to front, power and light connected, range of matching wall mounted limed oak base and wall units with useful quartz work surfaces, plumbing for washing machine, connecting door to the utility and side canopy cover, wall mounted Vaillant eco tec pure combination boiler servicing the hot water and central heating, double glazed window to front.

### **Outside Patio**

A fabulous full width large entertaining patio with brick pillars and wrought iron railed surround, timber summer house and water butt collection point, useful side timber framed pitched covered canopy with outside tap and courtesy lighting, established climbing rose and grape vine, steps down to

### **Front**

To the front of the property is a large block paved driveway with twin front timber entrance gates with screening laurel and beech hedging to the boundary. The drive offers parking for six or more vehicles if required.

### **Garden**

Steps down to a four tired large lawned rear garden with two timber sheds, raised decked sitting area with pergola cover, screening laurel and conifer hedging leading to direct access to Finham Brook at the rear. The garden is a fabulous feature of the property and must be viewed.

### **Tenure**

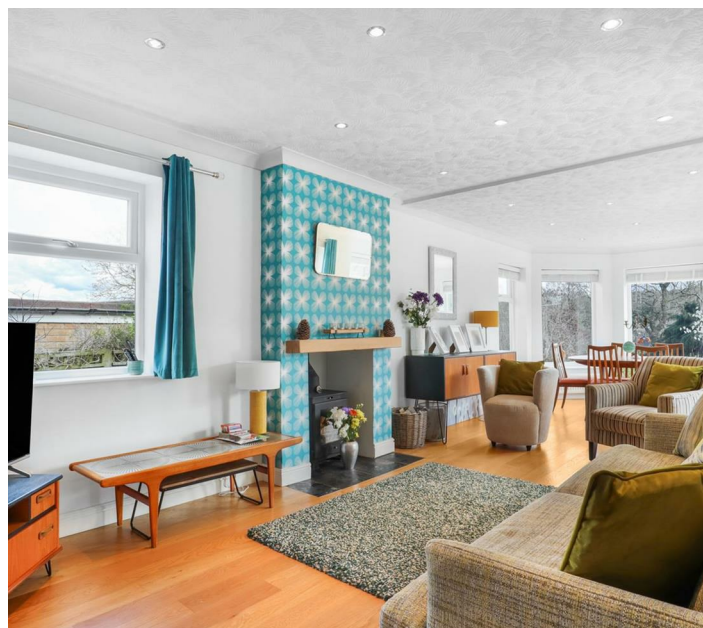
The property is freehold.

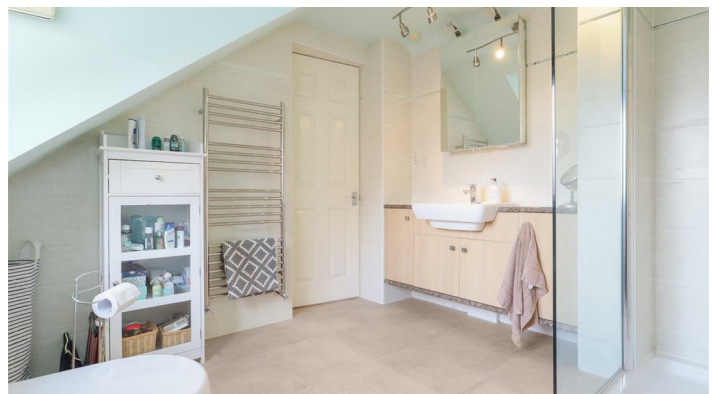
### **Services**

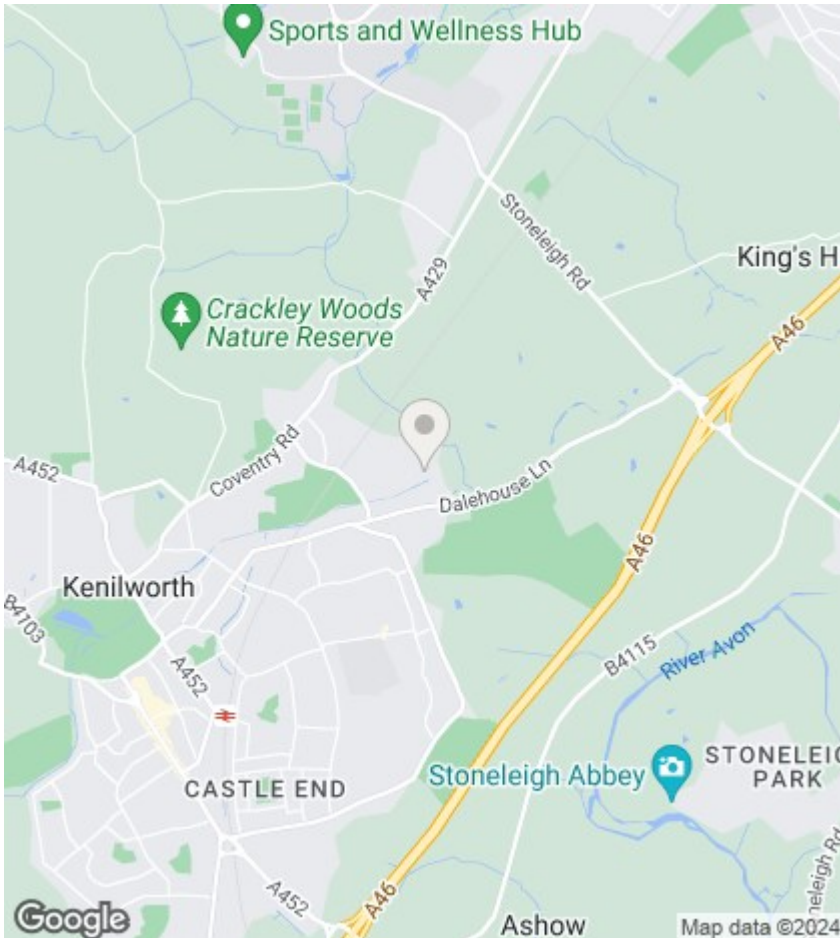
All mains services are connected.

### **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.

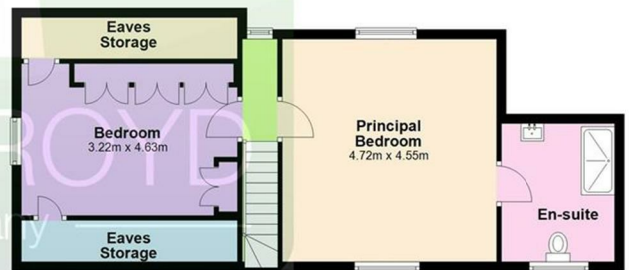
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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	

**Ground Floor**  
Approx. 152.4 sq. metres



**First Floor**  
Approx. 57.1 sq. metres



Total area: approx. 209.5 sq. metres