

## Highfield Close, Kenilworth, Warwickshire. CV8 1QR

£1,295,000

- Quality Executive Town Centre Detached House
- Three Double Bedrooms And Three Bathrooms
- Stunning Fitted Kitchen With Utility Room
- Double Width Garage And Landscaped Rear Garden
- Fitted Study And Cloakroom
- Located Within An Exclusive Quiet Backwater Location
- EPC Rating D - 56
- Dining Room, Lounge Opening Into The Kitchen
- Ground Floor Underfloor Heating & Double/Triple Glazing Throughout
- Warwick District Council Tax Band G

# Highfield Close, Kenilworth, Warwickshire. CV8 1QR

An incredibly rare opportunity to purchase a turnkey property within this highly regarded town centre cul-de-sac. This detached house has been remodelled and reconfigured by its current owner and in doing so has created a stylish, light open living space. This imposing house is approached across a driveway and entered through the recessed porch and the ground floor has underfloor heating in three zones. The central hallway has a store and doors leading off to the large cloakroom, study with built in furniture and also the open plan living to the rear. There is a lounge, dining room and refitted kitchen all opening onto the rear garden and terrace. The kitchen has integrated appliances, whisper grey handleless kitchen units and a utility room. On the first floor the original property had four bedrooms, however this has been adapted and there are now three bedrooms with fitted furniture that includes an impressive master suite with dressing room and en suite bathroom. There is a further guest suite with shower room, a third bedroom and family bathroom. Outside is a detached double width garage and landscaped terraced rear garden. Viewing is highly recommended to appreciate the setting and presentation of this fine home.



Council Tax Band: G



### Approach

The house is situated with a small wooded area to the front and is behind a tarmac driveway that leads to the double width garage and provides parking for several vehicles. To the side of the property is an attractive rockery. Side pedestrian access is provided to one side and further vehicle access is available to other.

### Entrance Hall

Entered through a hardwood door with frosted side lights. The hallway has a large coats cupboard, understairs cupboard and doors leading off to

### Cloakroom

10'2" x 7'4"

Fitted with a concealed cistern wc and vanity wash hand basin. Tiled splashbacks, frosted window to the side and door into the garage.

### Study/Occasional Bedroom 4

10'2" x 14'2"

Having a window to the fore and a comprehensive range of fitted shelving, cupboards and desk with drawers.

### Lounge Area

12'4" x 14'2"

Having French doors with side light windows onto the rear terrace and garden.

### Kitchen/Dining Room

18'3" x 28'2" max

The dining area has a sliding patio door onto the rear terrace and wall and base units to one wall. The kitchen and dining areas are separated by a peninsula that provides seating and cupboards to either side. The kitchen has been reconfigured and fitted with an extensive range of whisper grey handleless wall and base units. The base units have an integrated dishwasher and there is space for an American fridge freezer. Eye level double oven and microwave. The slim Dekton counters have matching upstands, an undercounter sink with Quooker tap and is set beneath the window to the rear. Induction hob with built in extractor unit.

### Utility Room

5'8" x 13'8"

Having matching counters and an inset stainless steel sink unit with mixer taps. Plumbing for automatic washing machine and space for a tumble dryer. Range of base and wall mounted units and a further boiler cupboard. Door onto the side.

### Landing

With a window to the fore, radiator, access to loft void with an integrated ladder and light, airing cupboard and doors off to

### Principal Bedroom

23'0" max x 12'0"

Having dual aspect windows and a fitted dressing table beneath with a rising mirror. Bank of fitted wardrobes with hidden doors to the en suite, headboard with matching bedside cabinets and an opening into the dressing room.

### En Suite Bathroom

Fitted with a white suite that comprises a panelled bath with mixer shower, wall hung wc, vanity wash hand basin and a large walk in shower with thermostatic shower and extractor over. Eaves storage and underfloor heating.

### Dressing Room

11'2" x 9'1"

With built in shelving and drawer units. Radiator and velux window.

### Bedroom Two

14'6" max x 15'10"

With a window looking to the fore with a radiator beneath. Bank of fitted wardrobes to one wall and a door into:

### En Suite Shower Room

The four piece suite has a close coupled wc, bidet, pedestal wash hand basin and a corner shower cubicle with thermostatic shower. Tiled floor and splashbacks, rad and heated towel rail. Frosted window to the side and an extractor.

### Bedroom Three

12'4" x 11'9"

Window to the rear with a radiator beneath and fitted wardrobes to one wall.

### Family Bathroom

Fitted with a white suite that has a panelled bath, vanity wash hand basin, concealed cistern wc and corner shower cubicle with a thermostatic shower. Tiled floor and to full height to the walls. Radiator, heated towel rail, extractor and a frosted window.

### Double Width Garage

14'6" max x 15'10"

With roller shutter electric door and power and lighting laid on.

### Rear Garden

The rear garden has been landscaped to create a tranquil seating and entertaining area. With limestone tiles and steps that lead to a central seating area that is flanked with raised beds. The garden has both walled and fenced boundaries and benefits outside hot and cold taps.

### Outbuilding

There is a brick outbuilding to one side with power and lighting.

### Tenure

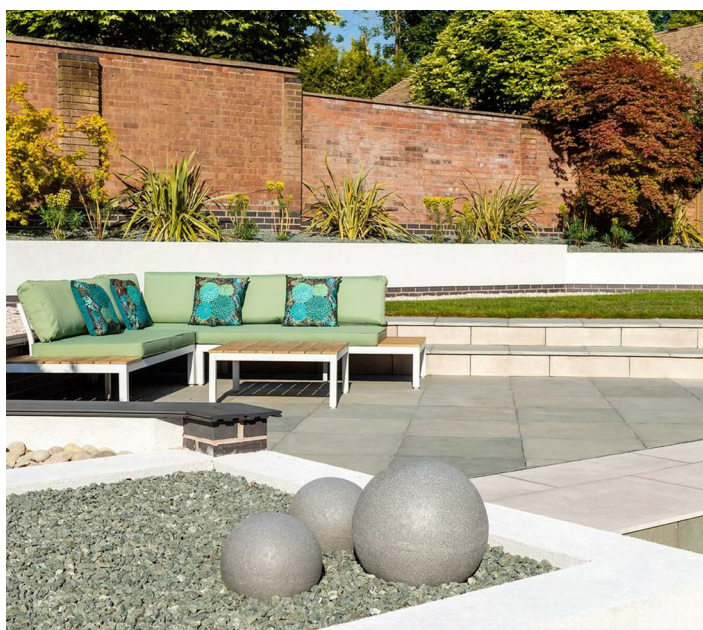
The property is Freehold.

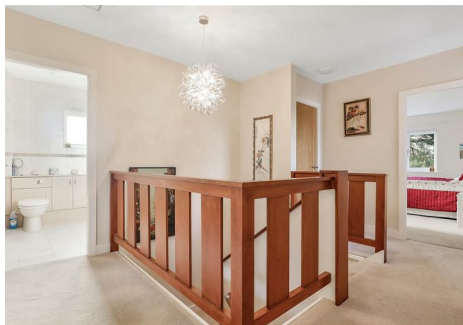
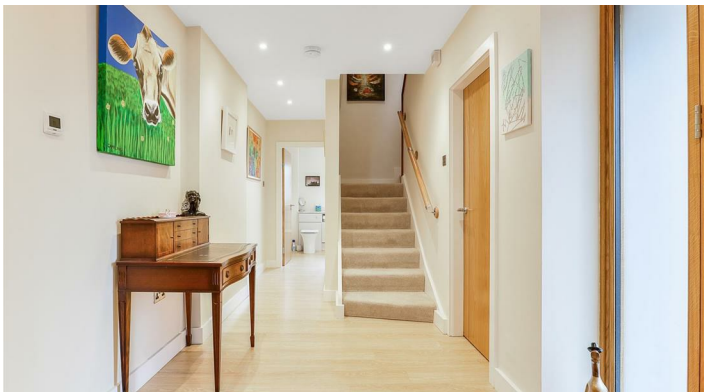
### Services

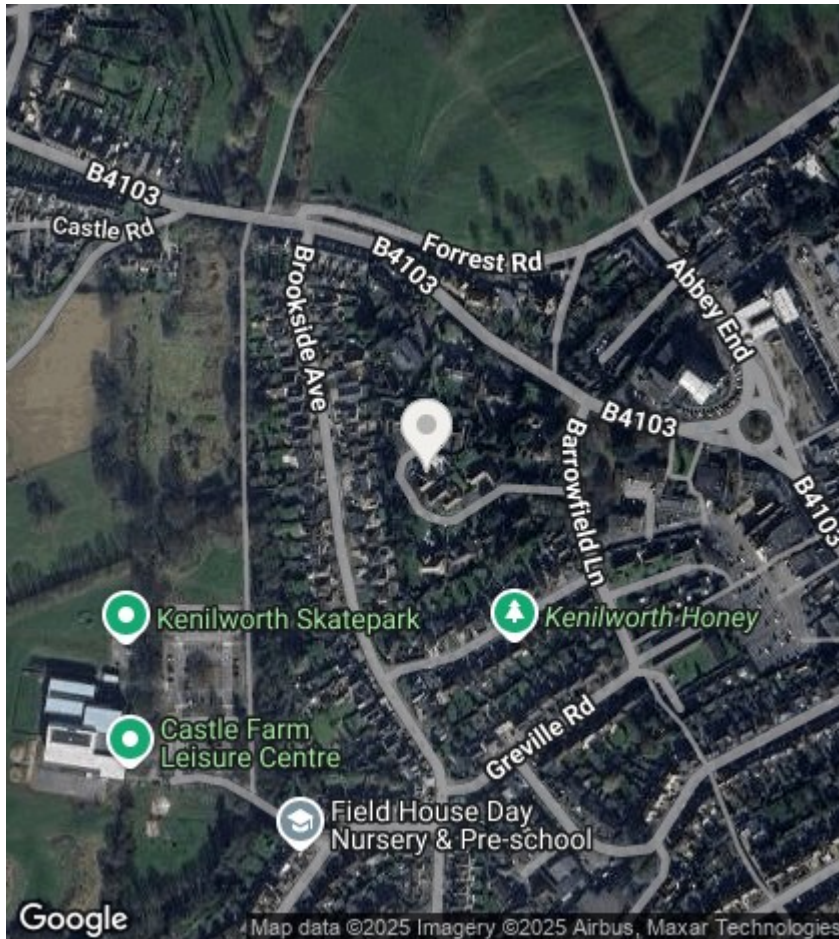
All mains services are connected.

### 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	 <b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 