



Hermitage Way, Kenilworth

Offers In The Region Of £620,000

- 1963 Bates Four Bedroom Detached House
- Large Reception Hall And Cloakroom
- Fitted Kitchen
- Bathroom with Bath and Electric Shower
- Thorns/Park Hill School Catchment
- Fabulous View Across Bates Memorial Park
- Energy Rating E - 53
- Four Bedrooms - Three Doubles
- Garage And Gardens And Driveway Parking
- Warwick District Council Tax Band E

Hermitage Way, Kenilworth

A sought after and well positioned quality detached house, situated in a delightful residential location and within walking distance of the town centre and having a superb rear garden backing onto Bates Memorial Park. The property has scope for extension/enlargement subject to the usual planning consents. The fully double glazed, gas centrally heated family home offers; front entrance, cloakroom, lounge opening to conservatory, dining room, fitted kitchen, first floor landing, four bedrooms (3 doubles), fully tiled bathroom with shower, integral garage, ample off road car parking to front and delightful rear garden overlooking Bates Memorial Park.



Council Tax Band: E



Approach

Over a gravelled and block edged driveway to a block paved step with a composite leaded and glazed front door, opaque double glazed full height window into the

Reception Hall

With inset matting, wood laminate flooring, radiator, telephone point, stairs rising to the first floor, coving, smoke alarm, ceiling light point, temperature control clock for the central heating, door to

Cloakroom

With a refitted two piece white suite with low level w.c, corner wash hand basin with tiled splash back, cupboard concealing the water stop cock, opaque double glazed window to side, wood laminate flooring, ceiling light, coving.

Kitchen

9'0" x 12'4"

Comprehensively fitted with a range of matching limed oak fronted base and wall units with marble effect rounded edge work surfaces with ceramic tiled splash backs, twin circular bowl stainless steel sink with chrome mixer tap, four ring stainless steel gas hob, eye level double gas oven and electric grill, space and plumbing for washing machine and separate dishwasher, space for tumble dryer, space for large upright fridge freezer, wall mounted Valiant combination boiler servicing the hot water and central heating, ceramic tiled floor, radiator, double glazed window to rear and side, ceiling light, coving.

Living Room

11'4" x 12'4"

With radiator, feature living flame effect coal electric fire with marble composite inset and hearth with dark wood mantle and surround, coving, ceiling light, t.v. point, sliding patio doors leading to the

Conservatory

12'2" x 9'7"

With surrounding full height double glazed windows with a pitched polycarbonate roof, single door to garden, ceiling light and fan, ceramic tiling to floor, radiator.

Dining Room

11'10" x 12'10"

With large double glazed window to front, radiator, ceiling light, coving.

First floor Landing

With matching banister rail and spindles, double glazed window to front, coving, ceiling light, smoke alarm, airing/storage cupboard with fitted shelving, access to insulated and part boarded loft space with retractable ladder and light.

Double Bedroom One

11'10" x 15'5"

With spacious corner fitted matching wardrobes with hanging and shelving, matching bedside tables and dresser, large double glazed window to front, ceiling light, coving (note there is space to create an ensuite incorporating the corner of room plus the airing cupboard).

Double Bedroom Two

11'4" x 12'4"

With picture double glazed window to rear with superb views across Bates Memorial Park, radiator, coving, ceiling light, reading spot light.

Double Bedroom Three

9'3" x 14'7"

With twin aspect double glazed window to front and rear, radiator, coving, ceiling light, fitted shelving.

Bedroom Four

9'1" x 7'3"

With double glazed window to rear, radiator, ceiling light, coving.

Bathroom

6'1" x 5'8"

With a three piece white Roca suite with low level w.c, pedestal wash hand basin, panelled bath with Triton T80 electric shower over with shower screen, ceramic tiling to walls, heated chrome towel rail, vinyl floor, opaque double glazed window to side.

Garage

8'2" x 18'0"

With electric roller door to front, power and light connected, fitted shelving, electric and gas meters and 18th Edition electric isolation unit, double glazed window and door to the rear.

Rear Garden

Attractive lawned garden fully enclosed by perimeter fencing with pathways and useful gated side access to both sides, timber garden shed, attractively planted borders with a variety of shrubs and plants, all with a lovely open aspect across Bates Memorial Park.

Front

To the front of the property is a gravelled driveway with parking for three cars, low level wall and wrought iron gate and block paved pathway.

Tenure

The property is Freehold.

Services

All mains services are connected.

Mobile coverage

EE
Vodafone
Three
O2
Broadband

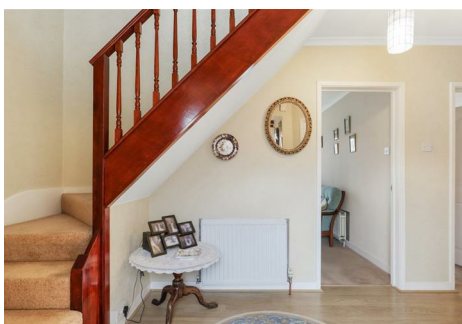
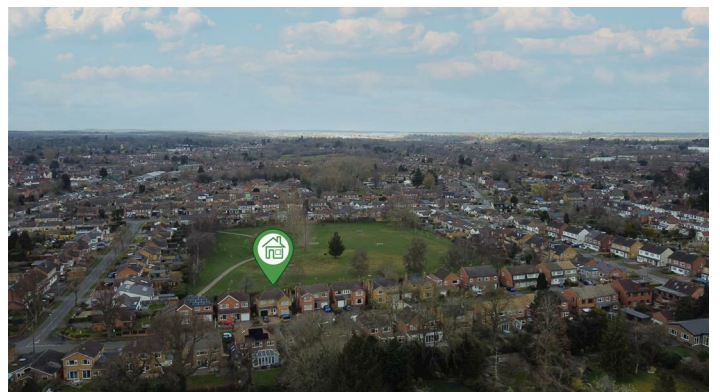
Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

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.

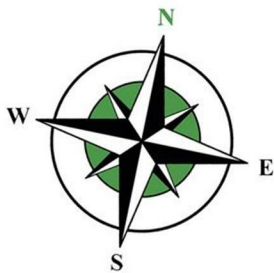
EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION
Hermitage Way

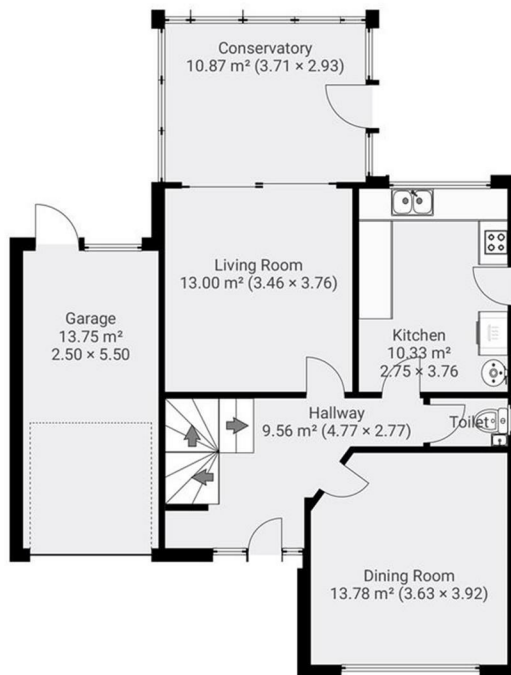
DETAILS
Total area: 130.68 m²
1406.6 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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▼ Ground Floor TOTAL AREA: 72.54 m²



▼ 1st Floor TOTAL AREA: 58.14 m²

