



Clarendon Road, Kenilworth

Offers Over £575,000

- Extended Town Centre Four Bedroom Detached House
- Refitted Kitchen With Island Breakfast Bar
- Refitted Bathroom & Ensuite
- Garage & Driveway Parking
- No Onward Chain
- Open-plan split level living/Dining Room
- Energy Performance Rating C - 71
- Herringbone wood flooring
- Attractive Manageable Rear Garden
- Warwick District Council Tax Band F

Clarendon Road, Kenilworth CV8 1HZ

A beautifully presented and superbly located, four-bedroom semi-detached house in a desirable residential location, within the heart of Kenilworth Town Centre yet within a sought-after quiet cul de sac. This well kept home with full gas central heating and double glazing, large driveway with garage benefits from: enclosed porch, reception hallway, two excellent reception rooms, breakfast kitchen, utility, cloakroom, first floor landing, three bedrooms (2 doubles), re-fitted family bathroom, pleasant well stocked rear garden which is not overlooked. Viewing is highly recommended to appreciate this lovely property.



4



2



2



C 71

Council Tax Band: F



Approach

Over a large block paved driveway, you arrive at a striking oak frame storm porch featuring an oak and glazed front door, complemented by matching glazed insets on either side, leading into the...

Reception Hall

This room features a replacement window at the rear, a stylish tiled vinyl floor, and a bespoke oak staircase complemented by an under-stairs storage cupboard and drawers. Additional highlights include a new radiator, ceiling light, smoke alarm, and a floating shelf.

Refitted Kitchen

Comprehensively refitted with a range of matching 30 mm quartz work surfaces with matching upstands and two-tone high-gloss handleless base and wall units, central island with under-counter mounted stainless steel sink with chrome mixer tap and peninsular island for a three-stool breakfast bar, space for a large upright fridge freezer. Space and plumbing for washing machine, integrated Bosch double fan oven and grill with convection microwave combi over, four ring Neff induction hob with stainless steel splash back and illuminated stainless steel extractor hood above, double glazed French doors onto the patio, feature drop down ceiling light, LED down lighters, vertical radiator, arch to the

Living/Dining Room

An expansive open-plan room featuring a stylish split-level design, highlighted by a living flame effect coal gas fire and built-in shelving units. It includes two modern replacement radiators, three elegantly arched windows at the front, engineered oak flooring, recessed ceiling downlights, and an additional eye-catching ceiling light.

First Floor Landing

Featuring a side replacement window, a ceiling light, a smoke alarm, oak bannisters and spindles, a temperature control clock for the central heating, and access to the loft via a wooden ladder.

Useful Loft Space

The loft is accessed through a wooden pull-down ladder and is currently being used as a temporary office by the owner. It features two skylight windows and a glass block window at the rear. There is access to the eaves space for storage, although the head height around the perimeter is restricted. Please note that the loft is not an officially classified room.

Double Bedroom One

With a replacement sealed window to the rear, a radiator, ceiling light, built-in airing cupboard featuring a lagged copper cylinder, wardrobes, and hidden doors leading to the...

Ensuite/Dressing Room

The room features a ceiling light and a matching pair of chest of drawers, along with shelving for added storage. A sliding door leads into the ensuite, which is equipped with a modern three-piece suite, including a low-level W.C., a vanity wash hand basin with a cupboard below, and a spacious walk-in shower enclosure fitted with a glazed screen and a mains-fed shower complete with a rain head. Additional amenities include a heated electric towel rail, an extractor fan, and ceiling downlights. A window on the side provides natural light.

Double Bedroom Two

There is a window beside the radiator and a ceiling light.

Bedroom Three

With a vaulted ceiling and a feature replacement window to the front, fitted shelving, a radiator, and a useful built-in storage cupboard with shelving.

Bedroom Four

The room features a vaulted ceiling and a replacement window at the front. It is equipped with a radiator and ceiling downlights.

Bathroom

Luxury fitted three-piece white suite, featuring a low-level WC and a wall-hung half pedestal wash hand basin with a stylish black mixer tap. The suite includes a panelled bath equipped with a mains-fed shower, black attachments, and a rain head shower. The floor and walls are adorned with porcelain tiles, and a frosted replacement window overlooks the rear. Additional amenities include a black powder-coated heated towel rail, LED downlighters, and an anti-mist wall-mounted vanity cabinet.

Rear Garden

Manageable rear garden with full-width decking, inset small lawn, well-kept borders featuring a variety of shrubs, and raised beds with a gravel finish. There is a useful side-gated double door access to the side driveway.

Single Garage

With twin double doors to the front, power and light connected with a new roof and a useful side pedestrian door.

Front

At the front of the property, there is a block-paved driveway that provides parking for several cars. The borders are fenced, featuring mature shrubs and bushes on one side. Additionally, there is a dwarf brick wall with brick pillars marking the entrance.

Services

all mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
216 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Tenure

The property is freehold

Fixtures And Fittings

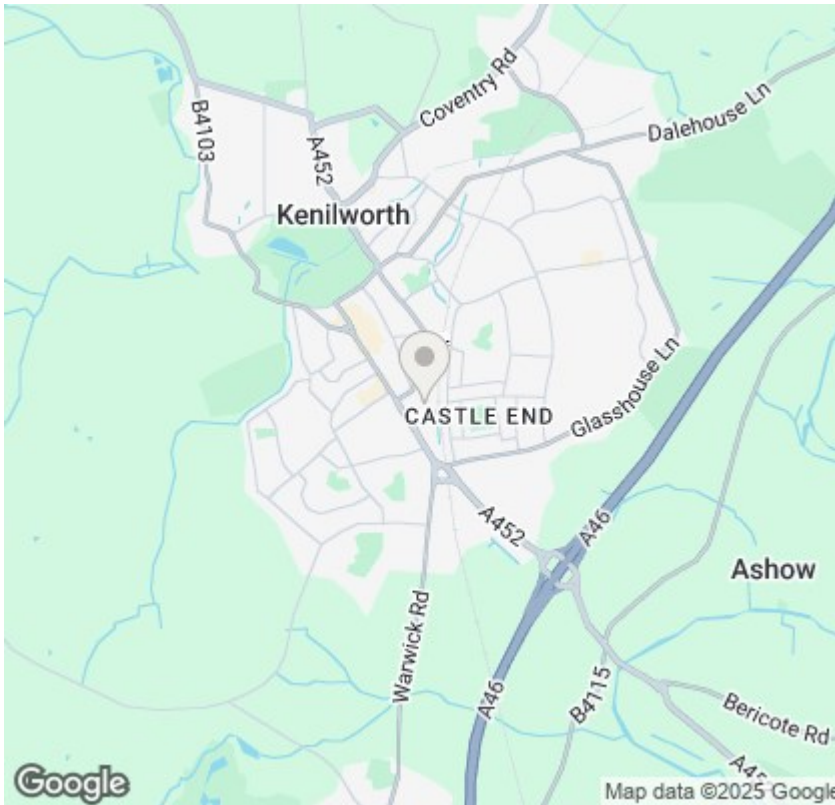
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Virtual Staging

Please note that this property has been virtually staged.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(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	



LOCATION
Clarendon

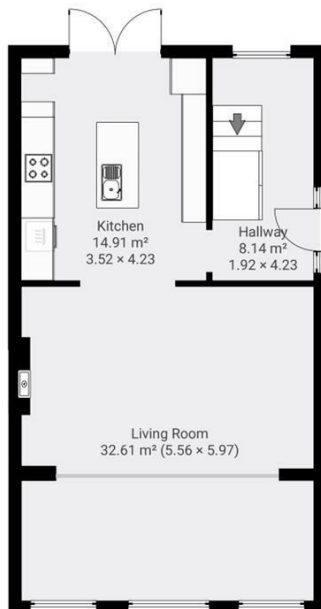
DETAILS
Total area: 157.10 m²
1691.1 sq.ft



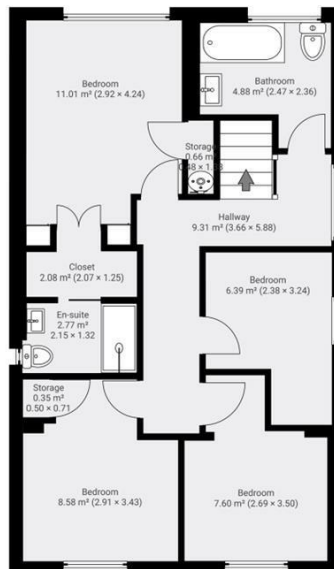
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements.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

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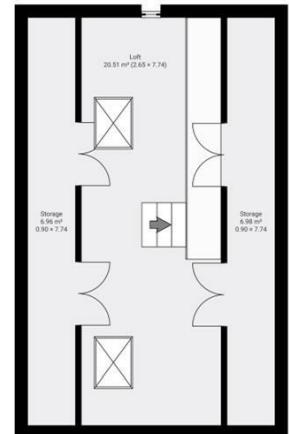
▼ Ground Floor TOTAL AREA: 55.63 m²



▼ 1st Floor TOTAL AREA: 53.61 m²



▼ 2nd Floor TOTAL AREA: 34.43 m²



► External TOTAL AREA: 13.44 m²

