



Amherst Road, Kenilworth

Offers In The Region Of £750,000

- Extended Four Bedroom Detached House
- Open Porch, Reception Hall & cloakroom W.C
- Living Room With Feature Fire Place
- Separate Family Room
- Ensuite & Large Family Bathroom
- Popular Castle Side Of Town Just Off Malthouse Lane & The Old High Street
- Energy Rating C 72
- Large Breakfast/Dining Kitchen with Utility Off
- Four Good Bedrooms
- Council Tax Band F

38 Amherst Road, Kenilworth CV8 1AH

An attractively presented and sought-after quality significantly extended four-bedroom detached house in this desirable part of Old Kenilworth close to the old high street and the beautiful Abbey Fields. This detached home has been extended and reconfigured at the ground floor and first floor level with a large dining/breakfast kitchen and impressive main bedroom with ensuite shower room. With fully double glazed and gas centrally heated quality accommodation the property comprises: reception hall, cloakroom w.c., quality dining/breakfast kitchen with integrated appliances, utility room, living room, separate family room to front, first floor landing, four bedrooms, ensuite to bedroom one and large family bathroom with shower, integral garage, off road car parking for 2/3 cars to front, fore garden and attractive, well stocked rear garden offering a good degree of privacy. Early viewing is highly recommended.



Council Tax Band: F



Approach

Over a block-paved driveway with a feature brick pillar, a block-paved step, a ceiling light, a composite front door with frosted insets leading into the;

Reception Hall

With inset matting, Karndean flooring and a feature vertical radiator. The feature stairs rise to the first floor and are complemented by an Oak bannister. There is a useful under-stairs storage cupboard with fitted shelving, and a door leads to the...

Cloakroom/W.C

A modern two-piece white suite, including an encased low-level w.c. and a stylish vanity wash hand basin equipped with a chrome mixer tap and cupboard underneath. The walls are adorned with elegant grey tiles, complemented by Karndean flooring for a sleek finish. A radiator ensures warmth, while LED ceiling light and an extractor fan add functionality and a touch of contemporary design.

Lounge

22'2" x 10'9"

With two radiators, decorative coving, a bow window to the front, a TV point, and a feature living flame effect coal gas fire, complemented by a matching stone fireplace, hearth, and mantle. Additionally, UPVC doors lead to the garden, flanked by full-height windows on either side, and bi-folding internal oak doors open into the breakfast kitchen.

Family Room

14'2" x 10'10"

The front features a large window and an impressive full-height window on the side, complemented by a vertical radiator and a television point.

Dining Space

Breakfast and dining area featuring an array of LED ceiling downlighters, Karndean flooring, and a useful under-stairs storage cupboard with fitted shelving, which opens to the...

Kitchen

15'8" x 24'10"

The kitchen has been comprehensively refitted and features a range of matching handleless base and wall units, along with 30mm quartz work surfaces and matching upstands. It includes integrated appliances such as a Neff fan-assisted oven and grill, a five-ring Siemens induction hob with a glass splashback, and an illuminated extractor hood above. Additional appliances include a Bosch dishwasher and a Siemens fridge freezer. The kitchen also features a one-and-a-half Franke stainless steel sink with a mixer tap, two double-glazed windows and UPVC doors at the rear, Karndean flooring, LED downlighters, and a door leading to the...

Utility Room

5'4" x 8'0"

With base and wall units, along with a single drainer stainless steel sink unit. There is space and plumbing available for both a washing machine and a separate dryer. The floors and walls are ceramic tiled, and the room is illuminated by a ceiling light. A radiator provides heating, and an opaque window and UPVC door on the side allow for natural light. Additionally, there is a door leading to a storage cupboard equipped with fitted shelving. The wall-mounted Intergas boiler provides hot water and central heating.

First Floor Landing

With access to an insulated and boarded loft space with a retractable aluminium ladder, radiator.

Principal Bedroom

With two windows at the front, two radiators, coving, a built-in over stairs wardrobe with hanging space and a cupboard above. Opens to the Dressing Area with modern built-in wardrobes along one wall featuring sliding mirrored doors, built-in drawers and shelving. Door to...

Ensuite

This luxurious three-piece white suite features a low-level encased w.c, a vanity wash hand basin with a cupboard below and a central mixer tap, and a large walk-in shower enclosure with a sliding glazed shower screen. The shower is mains fed and equipped with chrome fixtures. The walls are adorned with tiles that include an inset mosaic pattern, and the floor is finished with Karndean flooring. Additional details include LED downlighters, an extractor fan, an opaque double-glazed window on the side, a heated white towel rail, and an LED mirrored vanity cabinet.

Double Bedroom Two

12'0" x 12'4"

Front window, radiator, coving, and built-in wardrobes with hanging space.

Double Bedroom Three

8'5" x 10'3"

With a window to the rear, a radiator, and a ceiling light.

Bedroom Four

7'3" x 13'3"

With double glazed window to rear, radiator, ceiling light, built in wardrobes to one wall with hanging and shelving with open book shelving to one side.

Bathroom

Spacious family bathroom featuring a four-piece white suite, including a low-level encased w.c., a vanity washbasin with a cupboard below, and a chrome mixer tap. The bathroom also boasts a freestanding large bath with a chrome waterfall mixer tap, along with a corner shower enclosure equipped with a sliding glazed shower screen and a mains-fed shower

with chrome attachments. Tiles adorn the walls with an inset mosaic pattern, while a Karndean floor complements the space. The area is well-lit with LED downlighters and includes an extractor fan, a mirror and a heated white towel rail. Opaque windows provide privacy while allowing natural light to fill the room.

Rear Garden

Fully enclosed by perimeter fencing, the garden is predominantly laid to lawn and features a raised railway sleeper border, screening hedging, a timber shed, and a pergola. There is also a patio and pathway with side gated access, along with outside lights and a cold water tap.

Garage

Metal up and over door to the front with power connected with pedestrian door to side, and opaque double glazed window, fitted cupboards and shelving, wall mounted electric isolation unit and the electric and gas meters.

Front

At the front of the property, there is a block-paved driveway with space for two or three cars, along with an inset lawn and planted flower borders.

Tenure

The property is freehold.

Services

All main services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

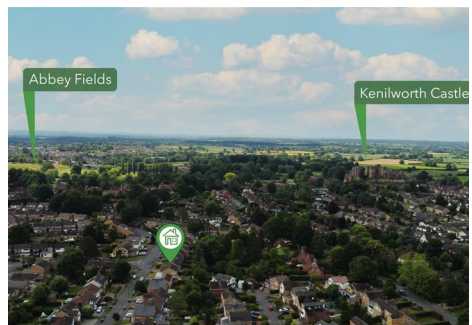
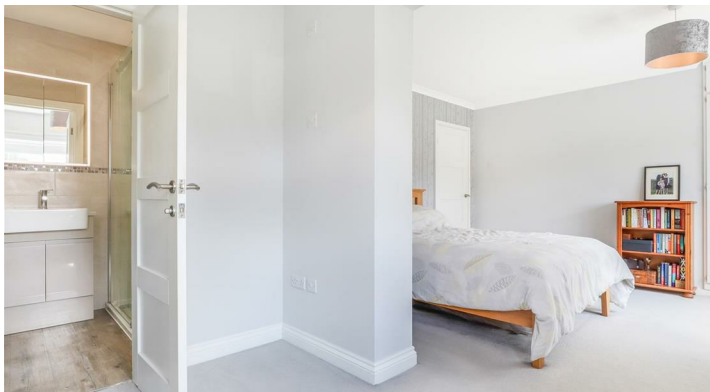
Basic
9 Mbps
Superfast
53 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

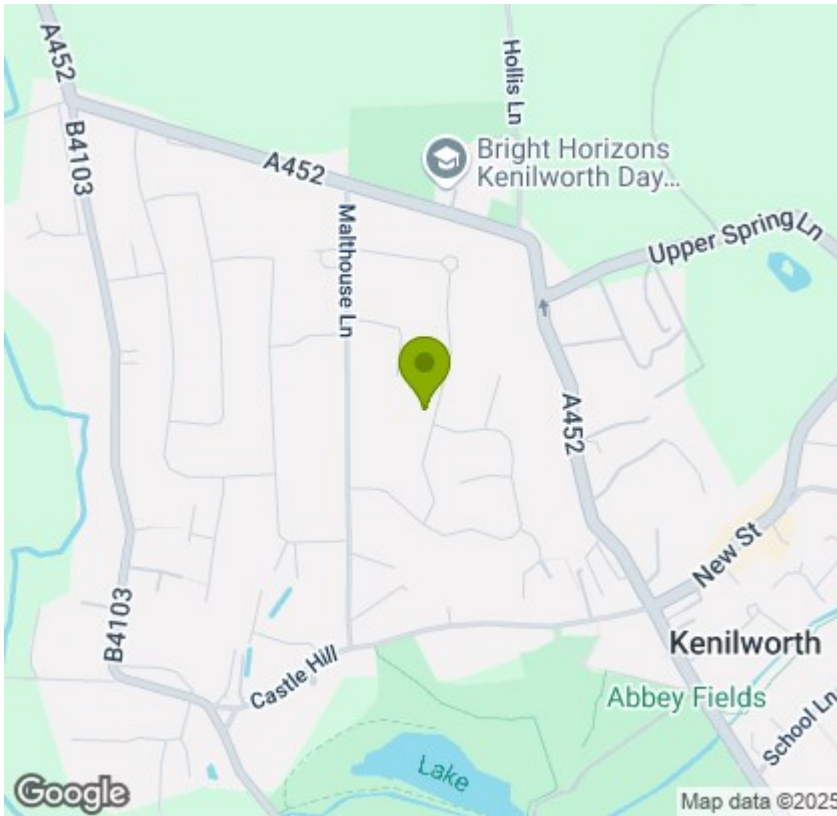
BT
Sky
Virgin

Fixtures & Fittings

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







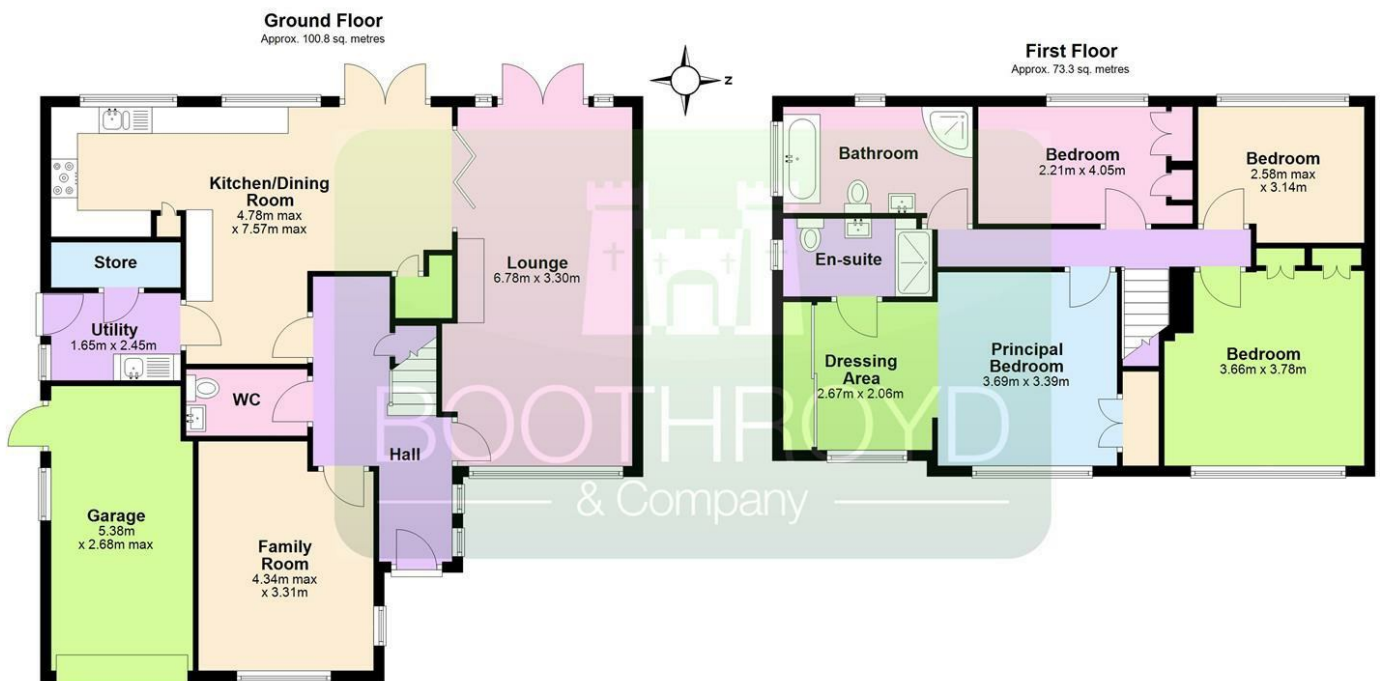
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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



Total area: approx. 174.1 sq. metres