



## Windy Arbour, Kenilworth

Asking Price £525,000

- A Four Bedroom Bay Fronted End of Terraced House
- Character Features
- EPC Rating D
- Close to Kenilworth Secondary School
- Rear Garden
- Quality Fitted Extended Kitchen
- Parking To Rear
- Double Glazing And Gas Central Heating
- Three Well Proportioned Bedrooms And a Single
- Warwick District Council Tax Band - D



# Windy Arbour, Kenilworth, CV8 2AS

A superbly presented, remodelled, re-fitted and extended character 1910 end of terrace home with parking at the rear and a delightful rear garden. Internal inspection is strongly recommended to appreciate the superb accommodation with many special features. Windy Arbour is a sought-after residential road within the Thorns/Park Hill school catchment and close to Kenilworth School, yet within walking distance of the Town Centre with its full range of facilities and amenities. Arched recess storm porch, reception hall, front lounge with bay window, quality fitted kitchen with extended dining room, rear glazed lobby with utility area, store cupboard and w.c., rear shared courtyard, landing, three good double bedrooms (one with en-suite) and one single, three piece shower suite, gas central heating, forecourt garden, superb rear garden with summer house and parking.



4



2



2



D - 55

Council Tax Band: D



Approach

Approached through a wrought iron gate with a traditional picket fence surround framed by established shrubs and flowering plants, leading to the front door with glazed side and overhead glass panels,

Hallway

With Kardene flooring throughout, classic cast iron column-style radiator, dado and picture railing, central ceiling light and useful understairs storage

Lounge

The focal point of the living room is provided by a Gazco gas living flame affect fireplace with an Adams-style surround. A beautiful bay window with privacy planting to the front elevation, picture railings, classic cast iron style column radiator and a statement central ceiling light.

Open Plan Kitchen

This impressive open plan kitchen, dining and family area is the heart of the home, generously proportioned, offering space for both family living and entertaining. With dual aspect side windows, a gas living flame effect fireplace with tiled hearth and an oak mantel as the focal point, classic cast iron style column radiator and space for occasional furniture leading to

Kitchen

Comprehensively fitted with a range of quality shaker-style base and wall units, complemented by Treviso quartz work surfaces with matching upstands with pelmet lighting. Integrated appliances include a Richmond Stove with five gas fire ring hob with splashback and illuminated extractor above, eye-level Bosch microwave, Bosch dishwasher and fridge/freezer. There is an inset sink with matching chrome mixer tap and lighting is provided by two pendant lights and LED downlights.

Dining Room

Through a square arch into the extended dining room with space for a large table and chairs with natural light being provided by two skylights, rear window and borrowed light from opaque glass block walls. There is timber panelling, dual vertical radiators and a statement light fitting.

Utility Area

A practical utility area designed with space for a washing machine and a dryer featuring a glazed internal side wall allowing borrowed light, with access to shared courtyard thought a upvc double glazed door with glass inset with further storage area and a low-level WC with opaque glazed window.

First Floor Landing

With picture rail, central ceiling lights and timber doors off to

Family Bathroom

Three-piece white suite comprising a low-level WC, wall-mounted wash hand basin with chrome mixer tap and drawers below, a spacious walk-in mains-fed shower enclosure with chrome shower attachments. The walls are finished with full height ceramic tiles, complemented by LTV flooring. Further features include a frosted double-glazed window to the rear, LED downlighters and an extractor fan.

Double Bedroom One

With timber panelling surround and complementary dado rail, central ceiling light, rear window with classic cast iron column-style radiator and space for office table and chair.

Double Bedroom Two

Bay window to the front, central ceiling light, classic cast iron column-style radiator and picture rail

Single Bedroom

With picture rail, central ceiling light, upvc window overlooking front elevation.

Double Bedroom Three

Stairs leading up to the top floor bedroom with recessed height, skylight, containing eaves storage, LED downlighters, rear window offering fantastic views with radiator below, storage cupboard housing the three-year-old Valiant boiler with door into

En-Suite

A well-appointed contemporary style modern suite with a Burlington pedestal wash hand basin with chrome attachments, column-style radiator, rear opaque glazed window, ceramic tiling to floor with low level WC, clawfoot bath with mains fed shower over with glass panel shower screen. Marble effect wall panelling with LED downlighters and opaque glazed window to rear.

Rear Garden

Approached over a loose stone-covered shared courtyard with a parking space and potential for further parking if required. There is a large wooden cabin with electricity connected, currently used as an office/storage, making it a great additional space for occasional visitors if required or an outside office. Through a timber gate to a rear private garden with bloc paved patio, flagstone path through loose stone gravel with timber raised sleepers and timber pergola on timber decking providing a great space for entertaining.

Front

To the front of the property is a loose stone gravel with a holly bush providing privacy and a wooden picket fence with a wrought iron gate. To the side is a gravel drive that contains an easement for the three neighbouring properties to park at the rear in the shared courtyard, with a five-bar wooden gate at the entrance.

Fore Garden

With an array of planting providing privacy and low maintenance, loose stone gravel.

Tenure

The property is freehold.

Services

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

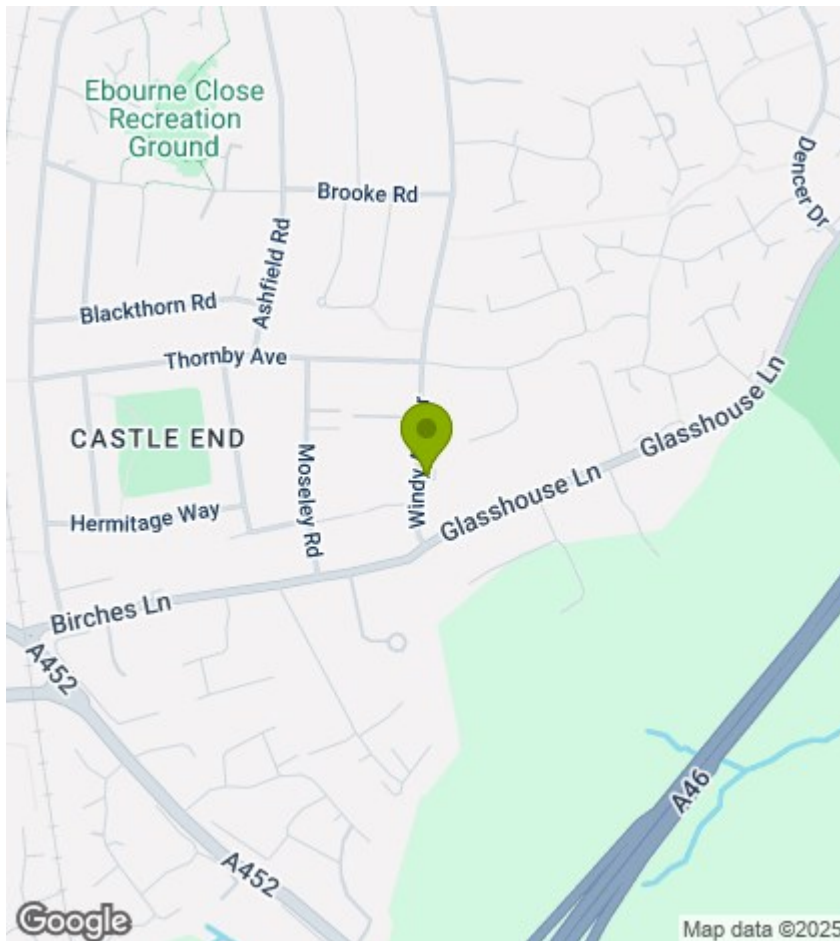
Basic  
14 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(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



LOCATION  
14 Windy Arbour

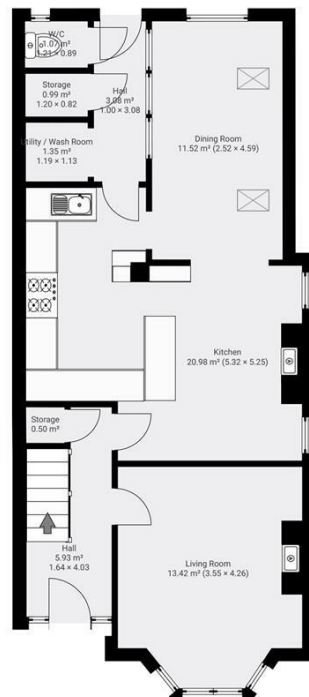
DETAILS  
Total area: 134.91 m<sup>2</sup>  
1452.15 sq.ft



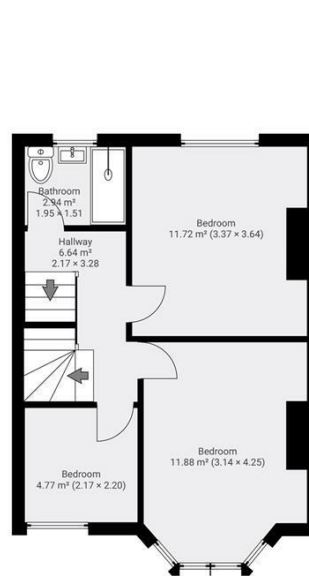
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements.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

0.0 0.5 1.0 1.5 2.0 2.5m  
1:75

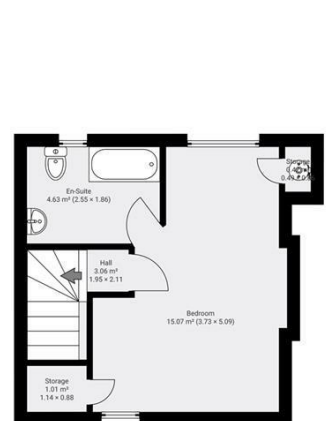
### ▼ Ground Floor TOTAL AREA: 58.81 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 37.94 m<sup>2</sup>



### ▼ 2nd Floor TOTAL AREA: 24.18 m<sup>2</sup>



### ► External TOTAL AREA: 13.98 m<sup>2</sup>

