



## Berkeley Road, Kenilworth

Offers In The Region Of £725,000

- Four Bedroom Detached Home
- Refitted Kitchen
- Gas Central Heating
- Downstairs Shower Room
- EPC Rating - C
- Popular Castle Side of Kenilworth
- Oak Block Parquet Flooring
- Beautiful Rear Garden
- Snug/Office
- Driveway Parking

# Berkeley Road, Kenilworth, CV8 1AP

A comprehensively modernised energy-efficient four-bedroom detached home located on the desirable castle side of town, just off Malthouse Lane, offering convenient access to the Old High Street and Abbey Fields. The accommodation comprises: open canopy entrance, spacious reception hallway, refitted downstairs shower room, refitted breakfast kitchen, L-shaped living/dining room, Snug/office, four bedrooms, two of which are doubles, modern family bathroom. Outside is a mature rear garden, large driveway for parking. The downstairs has been reconfigured to provide further living space and has many quality internal features, such as oak block parquet flooring and oak panel doors throughout, full double glazing and a gas central combi boiler. Internal viewing is recommended.



Council Tax Band: F



## Approach

Over a tarmacadam and block-edged driveway to a composite front door with opaque glazed inset under an open canopy porch with outside courtesy lighting into the

## Reception Hall

With oak block parquet flooring throughout, LED down lighters, side-window with timber shutters, sky lantern, radiator, Honeywell temperature control, alarm panel, stairs leading to the first floor with useful under-stairs storage

## Refitted Shower Room

Comprehensively refitted with a three-piece suite with low-level w.c, vanity wash hand basin with cupboard below, walk-in shower cubicle with Aqualisa electric shower, porcelain tiles to splash back and flooring, opaque double-glazed window to side, extractor fan, LED down lighters and chrome towel radiator.

## Kitchen/Breakfast Room

Comprehensively refitted with a range of matching shaker style fronted base and wall units with quartz rounded edge work surfaces with one and a half bowl inset stainless steel sink with chrome mixer tap, integrated slimline dishwasher, space for stove and oven, illuminated extractor above, space for upright fridge/freezer, integrated undercounter fridge, ceramic tiling to splash back, LED down lighters, double glazed window to rear overlooking garden.

## Lounge/Dining Room

### Dining Room

Through aluminium black steel internal doors Crittall style, allowing borrowed natural light. With space for a table and chairs, double-glazed picture window, ceiling down lighters and a radiator.

### Lounge

The living space is enhanced by the impressive floor-to-ceiling picture windows offering views over the rear garden. With a feature Chesneys Gas fire with stone composite inset hearth and oak mantel, double-glazed window to front with timber shutters, ceiling down lighters, dual radiators.

### Snug/Office

Useful extra living space with radiator, LED downlighters, skylight, storage cupboard housing consumer unit and space for a washer/dryer.

### Landing

With a central ceiling light, radiator, door to the airing cupboard, housing the Valiant boiler, access to an insulated and boarded loft space with power and a retractable ladder.

### Bedroom One

With two large double-glazed windows to the front, a ceiling light, radiator, oak panel sliding door wardrobes along the wall with hanging rail and shelving.

### Bedroom Two

With a double-glazed window to the front, a ceiling light. Walk-in Wardrobe with hanging rail and shelving.

### Bedroom Three

With double-glazed window to rear, radiator, ceiling light, built-in wardrobe with hanging rail and shelf.

### Bedroom Four

With a double-glazed window to the rear elevation, a radiator and a central ceiling light.

### Family Bathroom

With a modern three-piece white suite with an low-level w.c, vanity wash hand basin with cupboard below and central mixer, bath with central chrome mixer tap and mains fed shower over, ceramic tiling splashback, opaque double-glazed window to rear, ceiling down lighters, heated chrome towel rail, extractor fan.

### Rear Garden

Fully enclosed by perimeter fencing, mainly laid to lawn with a full-width block paved patio, screening hedging and an array of mature plants with established shrubs to borders either side, a shed, courtesy lighting, outside tap, timber panel bin storage, useful side gated access to the front.

### Front

To the front of the property is a tarmacadam and block-edged driveway with parking for two or three vehicles, with additional inset lawned fore garden.

### Tenure

The property is freehold.

### Services

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
10 Mbps  
Superfast  
70 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:

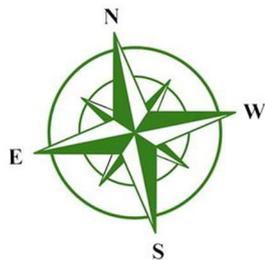
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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  
Berkeley

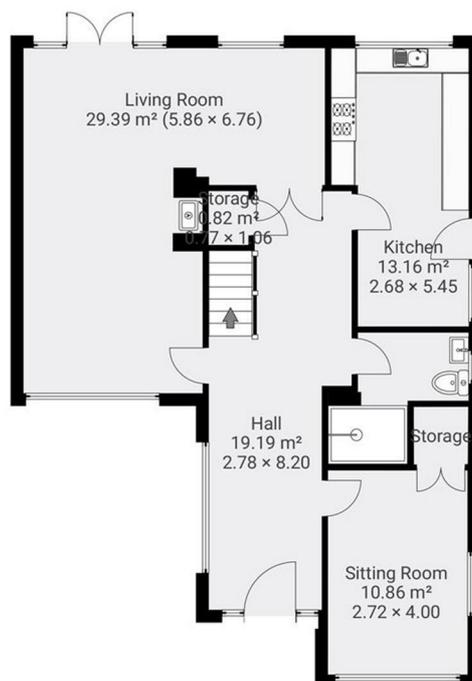
DETAILS  
Total area: 134.32 m<sup>2</sup>  
1445.8 sq.ft



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. Estatum accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatum is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatum.

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1:99

### ▼ Ground Floor TOTAL AREA: 79.47 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 54.85 m<sup>2</sup>

