



John O'Gaunt Road, Kenilworth. CV8 1DY

£675,000

- Extended Four Bedroom Detached House
- Having Far Reaching Views To The Rear Across Farmland
- Three Reception Rooms And Kitchen With Breakfast Area
- Stunning Rear Gardens
- Double Glazing And Gas Central Heating
- Wonderful Position On This Highly Regarded Road
- EPC Rating D
- Driveway And Integral Garage
- For Sale With No Onward Chain
- Warwick District Council Tax Band E

75 John O'Gaunt Road, Kenilworth CV8 1DY

John O'Gaunt Road, Kenilworth – Extended Four Bedroom Detached Home

Situated on the sought-after John O'Gaunt Road, just a short distance from Kenilworth Town Centre, Castle Farm Leisure Centre and the Outstanding-rated Clinton Primary School, this extended detached family home is offered to the market with no onward chain.

The property occupies a superb position, enjoying far-reaching views over its large, beautifully maintained gardens and farmland beyond. Benefiting from double glazing and gas central heating, the spacious accommodation includes a porch, hallway, ground floor shower room and three versatile reception rooms. The fitted kitchen comes complete with appliances and a breakfast area.

On the first floor, there are four well-proportioned bedrooms along with a family bathroom. Outside, the property features a driveway, integral garage, and extensive gardens that are a particular highlight of this home.

A property that must be viewed to fully appreciate both its location and potential.



Porch

Having a uPVC entrance door, tiled floor, radiator and a skylight window. Door into the hallway.

Hallway

Stairs to first floor landing, shelving, cupboard and a radiator. Doors off to:

Shower Room

Having a corner shower cubicle, close coupled wc and wash hand basin. Tiled floors, splashbacks, heated rail and a frosted window.

Lounge

13'11" x 13'6"

Window to the fore, warm air heating and a door with side light into the dining room.

Dining Room & Snug

20'8" x 10'8" max

Extended and having warm air heating and a coal effect gas fire on a marble hearth. Patio door and window to the rear with a radiator beneath. Door into the kitchen.

Kitchen

11'7" x 9'10"

Having a range of shaker style wall and base units. Roll edged countertops and a composite sink set beneath the window to the rear. Built in double oven, induction hob and a dishwasher. Tiled splashbacks, radiator and opening into the breakfast room.

Breakfast Room

6'2" x 8'2"

Window to the rear and a door into the lean to.

Lean To

Plumbing for automatic washing machine, radiator and a single glazed door and window to the rear.

Landing

Light tunnel, airing cupboard with the Worcester Bosch combination boiler, access to loft void and doors off to

Bedroom One

14'0" x 13'6"

Window to the fore with a radiator beneath. Built in double wardrobes with chest of drawers.

Bedroom Two

13'11" x 8'5"

Dual aspect windows and twin radiators.

Bedroom Three

9'10" x 13'8"

Window to the rear with a radiator beneath, built in wardrobes and a vanity wash hand basin.

Bedroom Four

10'4" x 6'9"

Window to the fore, radiator and bulkhead storage cupboard

Bathroom

Having a panelled bath, concealed cistern wc and a vanity wash hand basin. Thermostatic shower over the bath, tiling to full height, heated towel rail and a frosted window.

Rear Garden

There is a generous patio directly off the house that leads into the formal lawns. The lawns have mature well stocked borders and a picket fence onto open farmland. Side pedestrian access and an outside tap

Garage

With up and over door and power and lighting provided. It is approached across a driveway that offers hardstanding for two vehicles.

Tenure

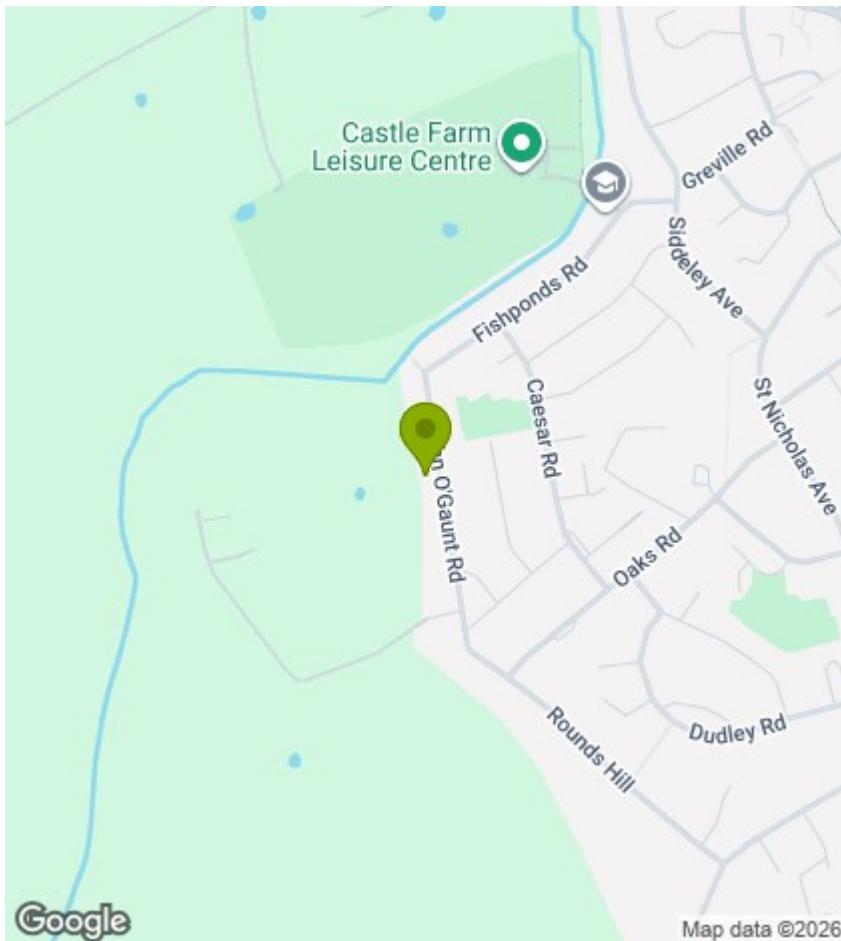
The property is freehold.

Services

All mains services are connected.

Fixtures & Fittings

All fittings and fixtures 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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

