



Villiers Road, Kenilworth

Offers In The Region Of £625,000

- Detached Four Bedroom Dormer Bungalow
- Large Living & Dining Room With Feature Wood Burning Stove
- Large Conservatory
- Downstairs Bathroom & Upstairs Shower Room
- Driveway Parking & Garage
- Fitted Kitchen
- Energy Rating
- Two Double Ground Floor Bedrooms
- South Facing Rear Garden With New Timber Decking
- Warwick District Council Tax Band E

Villiers Road, Kenilworth, CV8 2JB

This versatile and deceptively spacious four-bedroom detached dormer bungalow is situated in the Thorns/Park Hill school catchment and is within walking distance of both Kenilworth Town Centre and the Old High Street. With a south-facing rear aspect, internal inspection is highly recommended.

The accommodation includes a spacious L-shaped reception hall, a large through living room with a dining area that features a central chimney breast and a recessed wood-burning stove. There is also a conservatory equipped with underfloor heating. The ground floor offers two double bedrooms, one of which has built-in wardrobes, along with a four-piece bathroom that includes a separate shower.

On the first floor, you will find two additional bedrooms and a separate shower room. Outside, the property features an attractive rear garden with a large patio area and decking. To the front, there is a gravel driveway providing parking for 2 to 3 cars, as well as a single garage. The property is equipped with a combination gas-fired boiler servicing the hot water and central heating, and with double glazing.



Council Tax Band: E



Approach

Over a gravelled driveway with space for 2/3 cars to a hardwood front door with windows on either side into the

L Shaped Reception Hall

With an inset mat well and a leaded window to the side, the room features coving, a ceiling light, and open tread stairs rising to the first floor. It also includes a radiator, two wall lights, a smoke alarm, and a door leading to the

Kitchen

This kitchen features a variety of solid wood fronted base and wall units, complemented by matching wood block work surfaces. There is ceramic tiling on the splashback and a Belfast sink with a brass mixer tap. The space is designed to accommodate a range-style cooker, which is complemented by a concealed illuminated extractor hood above. Additionally, there is space and plumbing for a washing machine and dishwasher, as well as room for a large upright fridge freezer. The kitchen includes a leaded bow window at the front, ceramic tiling on the floor, coving details, a ceiling light, downlighters, an opaque window to the side, and a multi-paned door leading to the outside.

Dining Area

With a window to the side, a radiator, a drop-down ceiling light, coving, a feature chimney breast, and openings to both sides into the

Large Living Room

The room is spacious and features a wood-burning stove set into the chimney breast, complete with a granite-tiled hearth. It is equipped with four wall light fixtures, a ceiling light, coving, and radiators. There is a window on one side, as well as French doors that lead outside, which match the windows.

Conservatory

Featuring a pitched polycarbonate roof, two wall lights, ceramic tiling on the floor with underfloor heating, two aerial points, surrounding windows overlooking the rear garden, and French doors opening onto the patio.

Downstairs Bathroom

The bathroom features a four-piece white suite, including a low-level W.C., a large corner bath with a central brass mixer and shower attachments, and a vanity unit made of oak with useful storage below. Additionally, there is a corner walk-in shower cubicle equipped with a mains-fed shower that has a rain shower head and matching chrome fixtures. The walls are adorned with ceramic tiles, and there is a leaded opaque window at the front for natural light. Other highlights include coving, LED downlighters, a painted original floor, a feature ceiling arch, and a heated chrome towel rail.

Double Bedroom One

Along the L-shaped hall, there is a window to the rear, a radiator, ceiling light, aerial point, coving, and a built-in large walk-in double wardrobe with hanging space, shelving, fitted drawers, and light.

Double Bedroom Two

With a window at the rear, there is a radiator, ceiling light, coving, an aerial point, and exposed polished original floorboards.

Garage

With metal up and over door to the front, power and light connected also housing the electric isolation unit and electric and gas meters and wall mounted replacement Worcester Bosch combination boiler servicing the hot water and central heating.

First Floor Landing

With a leaded dormer window at the front, featuring a matching white wood banister rail and spindles, coving, a ceiling light, a mains smoke alarm, and a door to

Double Bedroom Three

Due to a ceiling height restriction, the room features a ceiling light, radiator, coving, aerial point, and a dormer window at the rear. The floor has painted timber boards.

Bedroom Four/Study

The room features a leaded dormer window at the front, a partial ceiling height restriction, decorative coving, a radiator, and a ceiling light.

Shower Room

The bathroom features a three-piece white suite, which includes a low-level WC, a vanity wash hand basin with a cupboard underneath, and a central mixer tap. It also has a corner shower cubicle equipped with a mains-fed shower, complete with chrome mixer tap and fittings. The walls are adorned with mosaic-style ceramic tiling. Additional features include a radiator, downlighters, a part eaves restriction, and a Velux window on the side.

Rear Garden

Fully enclosed by perimeter fencing and screening hedges with new large decked sitting area, with mains LED up lighters. There is a timber and glazed summerhouse with power and light, side gated access to the front.

Front

To the front of the property is a gravelled driveway parking for two/three cars.

Tenure

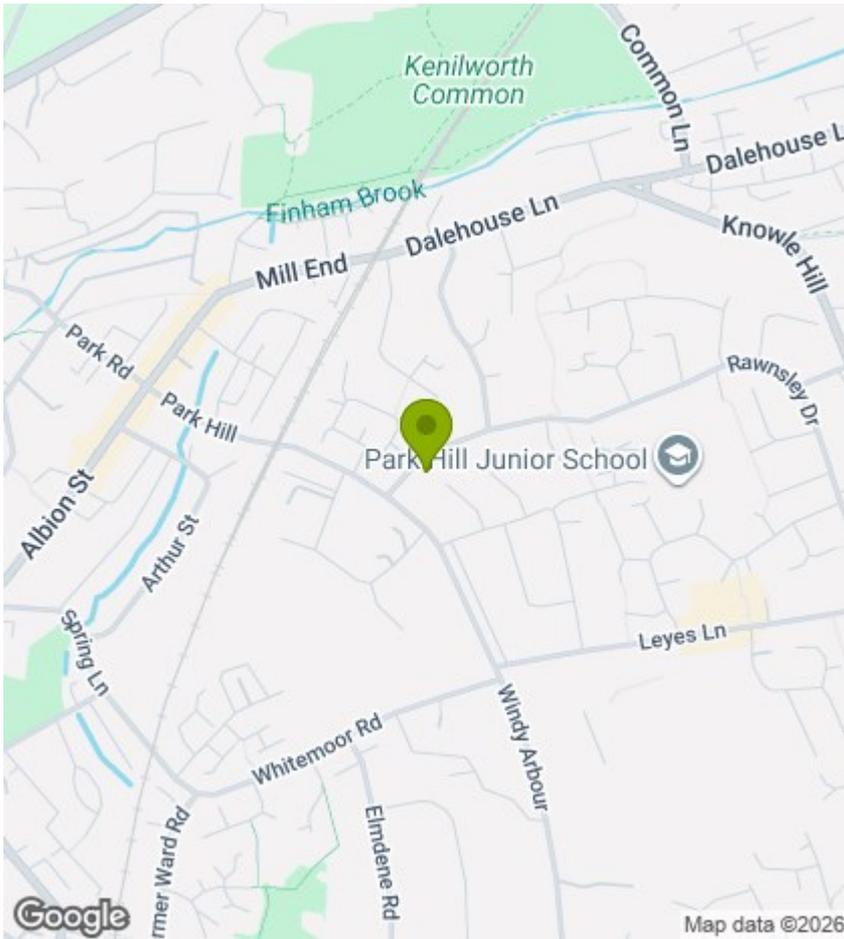
The property is freehold

Services

All mains services are connected

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		71	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	

