



Amherst Road, Kenilworth

£715,000

- Four Bedroom Detached Home
- Downstairs WC/Shower Room
- Driveway & Integral Garage With Car Port
- Warm Air Heating System
- No Onward Chain
- Popular Castle Side Of Town Just Off Malthouse Lane & The Old High Street
- Westerly Facing Rear Garden
- Double Glazing Throughout
- EPC Rating D - 60
- Council Tax Band F - Warwick District Council

Amherst Road, Kenilworth, CV8 1AH

An opportunity to purchase a lovely family home located on the highly regarded Amherst Road. Attractively presented and sought-after this four-bedroom detached home in this desirable part of Old Kenilworth close to the old high street and the beautiful Abbey Fields is available with no onward chain. Set behind a bloc pavior front driveway the enclosed porch has a composite door that leads into the entrance hallway. From the hallway you enter the lounge with dual aspect double glazed windows. There is a further family room, downstairs shower room and WC with a stylish fitted breakfast kitchen and utility room. On the first floor are four bedrooms along with the family bathroom. With integral garage, covered car port, fore garden and attractive westerly facing rear garden.



Council Tax Band: F



Approach

Approached over a bloc pavior driveway that offers hardstanding for a number of vehicles. Leading to the integral garage and the enclosed porch with courtesy lighting.

Hallway

Entered through a composite door with a full height side facing opaque glazed window. Central ceiling light, built in storage cupboard with hanging rail and shelving, stairs that rise to the first floor with useful understairs storage and doors that lead off to

Lounge/Dining Room

A spacious dual-aspect lounge/dining room enjoying natural light via extensive full-height double glazing and sliding patio doors allowing indoor-outdoor living opening directly onto the rear garden. With exposed brick chimney breast with gas living flame affect fireplace with tiled hearth, coving, central ceiling lights, space for dining table, Cupboard housing the warm air heating system.

Breakfast/Kitchen

A beautifully appointed contemporary kitchen/breakfast room fitted with an extensive range of high-gloss flat panel wall and base units complemented by granite-effect rollover work surfaces. The units have brushed steel furniture and incorporate an integrated Bosch dishwasher, Siemens double mid height electric oven and grill with Zanussi induction hob with brushed steel illuminated extractor over the peninsula unit. There is an inset stainless steel sink with mixer tap and waste disposal positioned beneath large rear window with recessed ceiling spotlights above. Space for breakfast table with glazed sliding patio door providing direct access to the garden and patio area, doorway opening into the

Utility

With matching base and wall units and a granite effect countertop. An inset stainless steel sink unit, space for dryer and plumbing for automatic washing machine with opaque window and door to the side. Storage cupboard with shelving.

Office

Window overlooking front elevation, central ceiling light, Brazilia gas wall heater and clerestory window.

Downstairs WC/Shower Room

Shower room fitted with a modern white suite comprising a spacious glazed corner shower enclosure with wall-mounted mains fed shower attachment and ceramic tiled splashback, low-level WC and a cabinet wash hand basin providing useful storage beneath. Wall-mounted mirror with integrated lighting, recessed ceiling spotlights and a chrome heated towel rail and extractor ventilation,

First Floor Landing

With access to an insulated and boarded loft space. Airing cupboard with water tank and slatted shelving.

Bedroom One

Having a window looking onto the front elevation with central ceiling light, in-built storage wardrobes with hanging rail and shelving.

Bedroom Two

Good sized double with front window and in-built storage cupboard with hanging rail and shelving

Bedroom Three

Central ceiling light, window overlooking rear elevation

Bedroom Four

Central ceiling light, window overlooking rear elevation.

Family Bathroom

Featuring full-height ceramic tiling. a wall hung wash hand basin with chrome mixer tap set. The suite further comprises a low-level WC and a panelled bath with electric shower over and glazed shower screen, heated towel radiator, wall-mounted illuminated mirror opaque glazed window, and a central ceiling light.

Rear Garden

Fully enclosed by perimeter fencing, the garden is predominantly laid with low-maintenance artificial lawn and features mature borders, screening hedging and a pergola. There is also a patio and pathway with side gated access, along with outside lights and a cold water tap. The four larger planters will be included in the sale too.

Garage

Remote controlled metal up and over door to the front with power connected with pedestrian door to side,, fitted with shelving, wall mounted electric isolation unit and the electric and gas meters.

Car Port

Brick-built carport featuring a polycarbonate roof, strip lighting and an external water tap, with a remote-controlled garage door to the front and a glazed rear access door with glazed side inset opening onto the garden.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

70 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

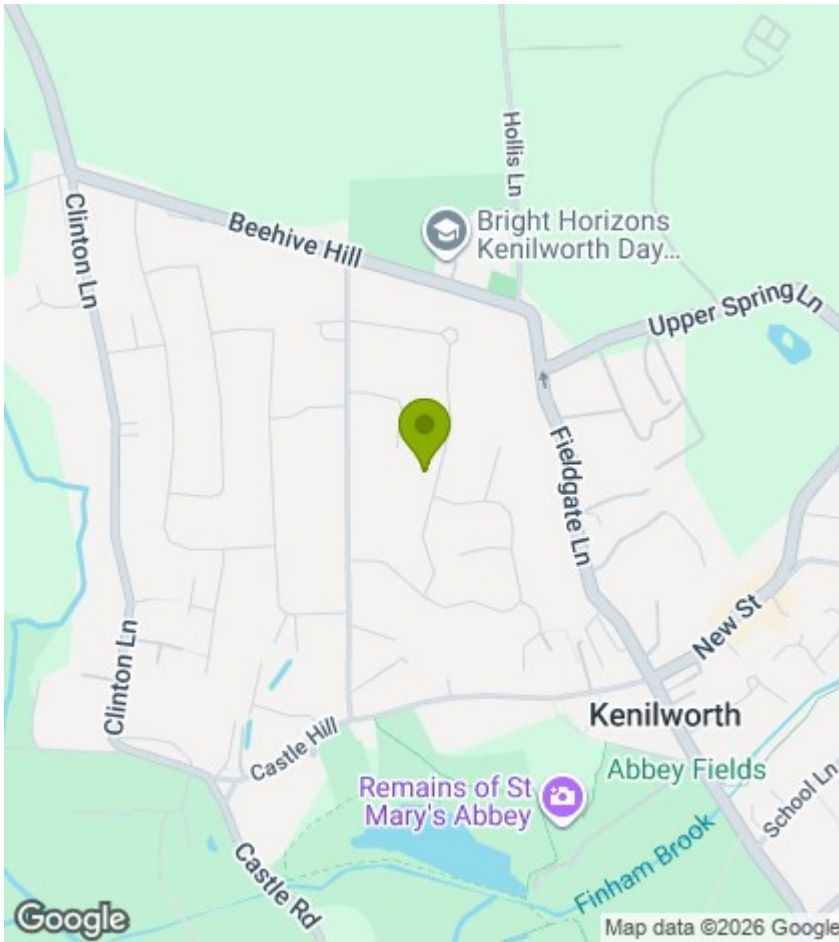
BT

Sky

Virgin

Fixtures and 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.

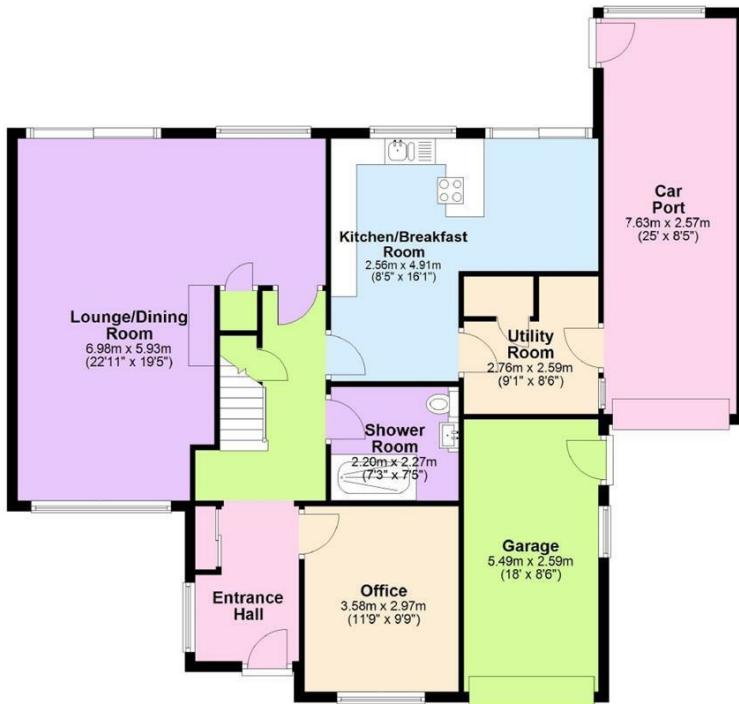
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

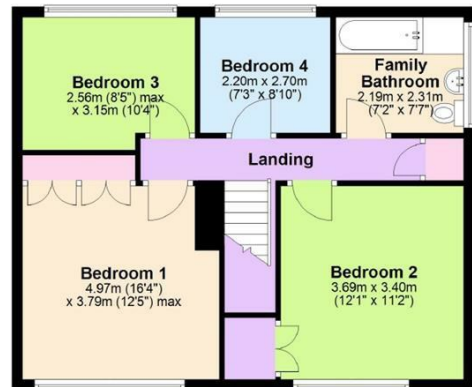
Ground Floor

Approx. 121.6 sq. metres (1308.5 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 180.0 sq. metres (1937.7 sq. feet)