



Bullimore Grove, Kenilworth

Offers In The Region Of £780,000

- An Extended Four Bedroom Executive Detached House
- Lounge & Separate Dining Room
- Gas Central Heating & Double Glazing
- Driveway & Garaging
- Three Bathrooms (Two En Suite) & Cloakroom
- L-Shaped Fitted Kitchen & Utility Room
- EPC Rating D - 67
- Highly Desirable Development On Fringe Of Town
- Attractive Mature Rear Gardens
- Warwick District Council - Tax Band G

Bullimore Grove, Kenilworth CV8 2QF

An extended executive detached house situated within this highly desirable development. The property benefits gas central heating and double glazing throughout and is approached across a block paved driveway that provides hardstanding. The recessed porch opens into the central hallway with dogleg staircase and cloakroom. There is a lounge with wood burning stove and Horton stone fireplace, separate dining room and conservatory. The L-shaped kitchen is fitted with French doors into the garden and has a utility room.

On the first floor are four double bedrooms, two with en-suite shower rooms and there is a further family bathroom. The property has been extended on the first floor and what was formerly the fourth bedroom has been incorporated into the landing to create a bright and airy study area.

Outside one side of the double garage has been shortened to incorporate the utility room and there are double roller shutter doors. The mature rear garden has a patio, veranda, rockery and fish pond. Viewing is highly recommended to appreciate this fabulous family home.



Council Tax Band: G



Entrance Hallway

Entered through a composite door with side light window. Tiled flooring, radiator and dado rail. Dogleg stairs rise to the first floor landing and all doors radiate off:

Cloakroom

Refitted with a concealed cistern wc and vanity wash hand basin. Tiled floor, medicine cabinet, radiator and a frosted window to the rear.

Lounge

17'11" x 12'7"

With a bay window to the fore and a focal point provided by a Horton stone fireplace with matching hearth and housing a wood burning stove. Twin radiators and a door into the dining room.

Dining Room

9'8" x 12'7"

Tiled floor, radiator and sliding patio doors into the conservatory.

Conservatory

7'8" x 13'6"

With floor to ceiling windows and french doors into the rear garden. Vaulted ceiling and a tiled floor .

Kitchen/Breakfast Room

17'7" x 15'9"

The kitchen is comprehensively fitted with a range of light wood fronted units. The base units have a marble effect countertop with inset double bowl sinks with a monobloc tap. Tiling to splashbacks and floor. Space for an undercounter dishwasher and a built in Rangemaster stove with an extractor canopy over. There is a breakfast area, windows to two elevations and French doors onto the rear patio and garden. Wall mounted boiler and a glazed door into the utility room.

Utility Room

7'10" x 7'0"

Plumbing for an automatic washing machine and a wood lock counter with Belfast sink. Larder unit, triple wall unit and a door and window to the side. Further door into the garage.

Landing

The generous landing incorporates what was formerly the fourth bedroom which incorporates a light and airy study area. Window to the fore with a radiator beneath, airing cupboard and doors off to.

Principal Bedroom

14'10" max x 15'2"

Having laminate flooring and a window to the fore that opens onto the balcony. Radiator and a bank of fitted wardrobes with matching cabinet. Access to loft area and a door into the en-suite.

En-Suite Shower Room

Fully tiled with a corner shower cubicle with an electric shower. Pedestal wash hand basin and a close coupled wc. Medicine cabinet, tiled floor, heated towel rail and a frosted window.

Studio Area

Accessed via a pull down ladder from the master bedroom.

Bedroom Two

11'5" x 14'9"

Window to the rear with a radiator beneath. Fitted wardrobes and a door into the en-suite shower room.

En suite Shower Room

Having a coloured suite that has a corner shower cubicle with a thermostatic shower. Close coupled wc and a pedestal wash hand basin. Tiling to full height, radiator and a light tunnel.

Bedroom Three

14'0" x 9'7"

With a double glazed window to the fore with a radiator beneath.

Bedroom Four

13'10" x 9'7"

Window to the rear with a radiator beneath. Fitted wardrobes to one wall.

Family Bathroom

Having tiling to full height and floor. The suite consists of a panelled bath with thermostatic shower over, vanity wash hand basin and a close coupled wc. Radiator and a frosted window to the rear.

Rear Garden

You step onto a paved patio with veranda. The formal lawn has mature shrub and floral borders. A pathway leads to an attractive sun lounge area with a potting shed, greenhouse and shed. There is a large nature pond. Outside tap, PowerPoint and pathway to the side of the house.

Garage

17'5" max x 15'9" max

With twin roller shutter doors, power and lighting laid on.

Tenure

The property is Freehold.

Services

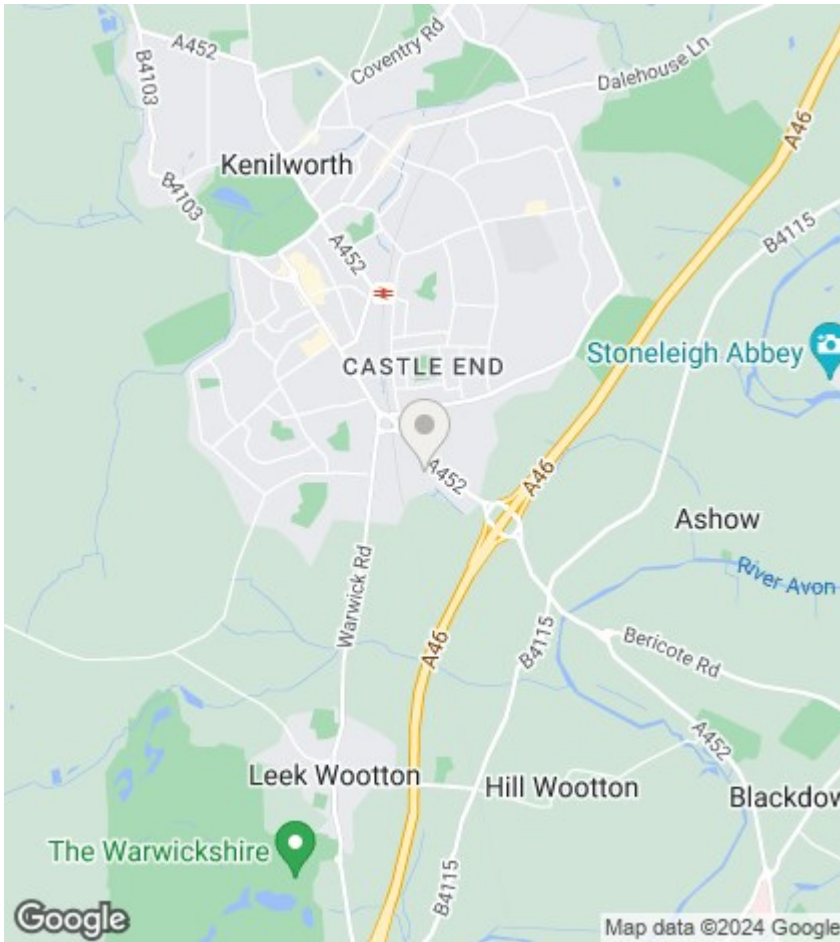
All mains services connected.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







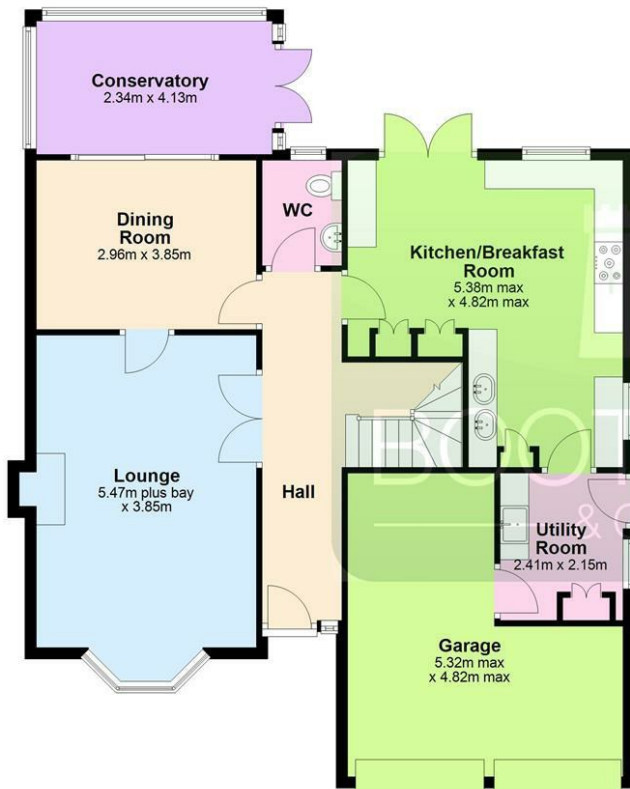
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		67	
(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	

Ground Floor
Approx. 107.6 sq. metres



First Floor
Approx. 94.7 sq. metres

