



42 Rounds Hill, Kenilworth, CV8 1DU

Asking Price £525,000

- Attractive Four Bedroom Semi Detached
- Electric Car Charger Included
- EPC Rating C
- Double Glazed And Gas Central Heating Throughout
- Main Roof Recovered in 2017
- Well Appointed Open Plan Kitchen
- Driveway Parking & Garage
- Attractive Living Room
- Downstairs WC Cloakroom
- Warwick District Council Tax Band D

42 Rounds Hill, Kenilworth CV8 1DU

A 1950s extended four bedroom semi detached house in a popular position on the edge of open countryside with a good size rear garden. This stunning home comprises: open canopy porch, spacious reception hallway, separate living room, cloakroom w.c., open plan extended kitchen/dining room with underfloor heating, separate utility. To the first floor there are three bedrooms and a quality family bathroom, to the second floor is a fantastic large bedroom which can be used for a multitude of uses such as a playroom. Outside is a single garage with power, stone slab patio accessed from bi fold doors overlooking a mature and fully enclosed garden with established borders, lawns and apple tree. To the front is a tarmac block edged driveway with planted borders and parking for three/four vehicles with the further benefit of a new roof fitted approximately six years ago.



Council Tax Band: D



The Property

A 1950s extended four bedroom semi detached house in a popular position on the edge of open countryside with a good size rear garden. This stunning home comprises: open canopy porch, spacious reception hallway, separate living room, cloakroom wc, open plan extended kitchen/dining room with underfloor heating, separate utility. To the first floor there are three bedrooms and a quality family bathroom, to the second floor is a fantastic large bedroom which can be used for a multitude of uses such as a playroom. Outside is a single garage with power, stone slab patio accessed from bi fold doors overlooking a mature and fully enclosed garden with established borders, lawns and apple tree. To the front is a tarmacadam block edged driveway with planted borders and parking for three/four vehicles. The property has the added advantage of having the main roof recovered in 2017.

Approach

Over a tarmacadan driveway to a open canopy porch with recessed courtesy lighting, composite front door and side frosted glazing.

Reception Hall

With coir entrance matting, timber interior paneling, dado rail, laminate timber affect flooring, radiator, opaque glazed window to side, stairs leading to first floor with understairs storage. Doors off leading to

Cloakroom WC

Ceramic tiled flooring, opaque glazed window, wash hand basin with tiled splash back and close coupled WC.

Lounge

17'9" x 12'0"

This stylish room comprises double glazed window to front with window seating, central ceiling light, radiator. Feature imitation brick fireplace with tiled mantel and uplighters.

Kitchen/Diner

19'8" x 18'2"

Kitchen area comprehensively and beautifully fitted with a range of white flat panel base and wall units with pelmet lighting and timber block work surfaces, integrated full height fridge, double Bosch oven and grill, Bosch four ring electric hob with illuminated extractor above and glass panel splashback, LED

downlighters and vertical radiator. In addition to this beautiful space is the feature island unit with under mounted sink and chrome mixer tap set in quartz work surface, integrated Bosch dishwasher, pendant lighting above the breakfast bar, opening to the

Dining Area

With two Velux skylights and three panel bi fold uPVC doors overlooking the rear garden the area is immersed with natural light. Providing space for large breakfast/dining table with further space for occasional chair and tv unit, ceramic flooring throughout set with under floor heating.

Utility Room

With shaker style base and wall units with rollover worktop with inset stainless steel sink unit with chrome mixer tap, space for washer/dryer and freezer, wall hung valiant boiler, radiator, central ceiling light and opaque glazed window to side.

First Floor Landing

With matching banister rail and spindles, opaque double glazed window to side, central ceiling light, storage cupboard with shelving.

Double Bedroom One

12'11" x 11'3"

With double glazed window to front, radiator, ceiling light and further wall lights, range of double power points and storage cupboard with shelving.

Double Bedroom Two

10'5" x 11'1"

With double glazed window overlooking the rear garden, radiator, ceiling light, range of double power points, TV point with wardrobe and overhead storage.

Bedroom Three

9'8" x 6'11"

With double glazed window to front, central ceiling light, range of power points, radiator. and storage cupboard with shelving.

Family Bathroom

Three piece family bathroom with low level cabinet WC and wash hand basin unit with chrome central mixer tap, P shaped bath with mains fed dual shower heads, ceramic tiled splash back, vertical radiator, LED down lighters and opaque glazed window.

Second Floor Landing

With matching banister rail and spindles, leading to

Double Bedroom Four

14'4" x 14'11"

With views from uPVC double glazed windows overlooking the rear garden, Velux to front, useful eves storage, radiator, central ceiling light.

Garage

Single garage with metal up and over door to the front, power and single glazed window to rear

Rear Garden

Fully enclosed by perimeter fencing and screening, timber panel side gate, mature hedging with full width stone slab patio, lawned garden with apple tree and timber shed.

Outside

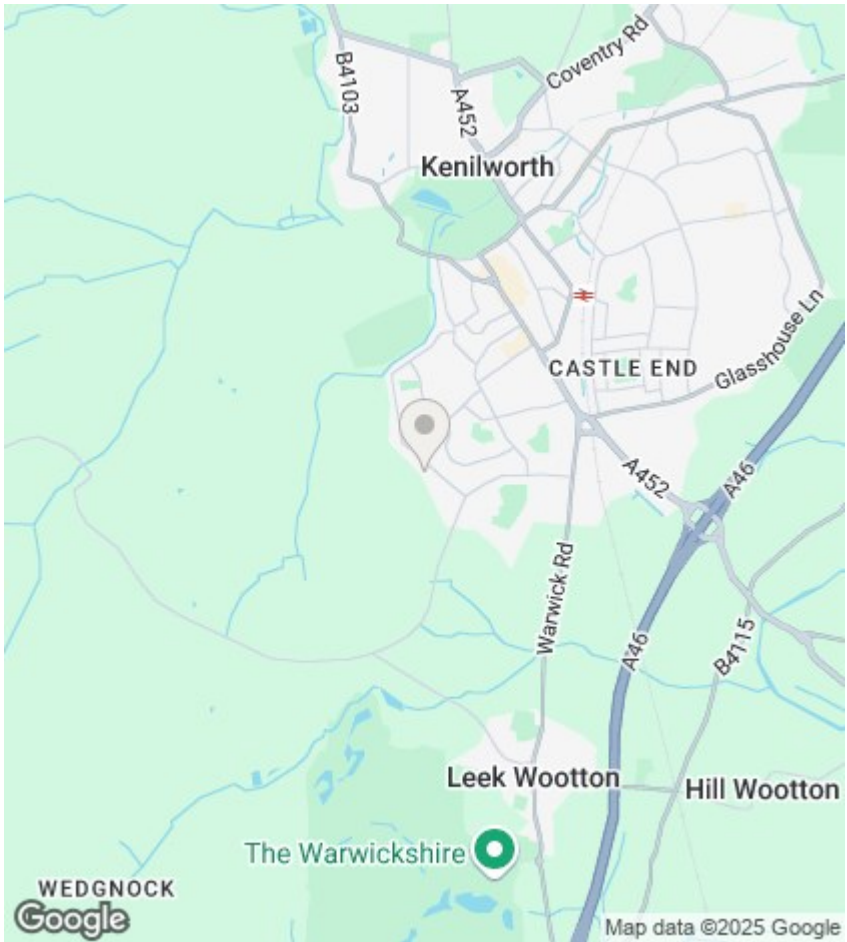
To the front of the property is a block edged and tarmacadam driveway with dwarf brick wall and electric car charger.

Fixtures and Fittings

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







Directions

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	69	78
(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	

