



## Fishponds Road, Kenilworth

Offers Over £795,000

- Superb Extended Four Bedroom detached House In Clinton School Catchment Area
- Underfloor & Zoned Heating With Unvented Hot Water Cylinder
- Magnificent Large Family Kitchen with Island
- Four Good Sized Bedrooms
- Garden Backing Onto Castle Farm
- Enclosed Porch, Reception Hall & Front Sitting Room
- Energy Rating C - 72
- Large Utility room & Integral Garage
- Luxury Bathroom & Ensuite
- Resin Bound Front Driveway Parking for Four/ Five cars



# Fishponds Road, Kenilworth, CV8 1EY

A superbly presented and remodelled four-bedroom detached house close to Kenilworth Town centre, offering a perfect blend of modern living and classic comfort. With four generously sized bedrooms, this property is ideal for families seeking space and convenience. The luxurious bathroom provides a serene retreat, while the additional two reception rooms offer versatile spaces for relaxation and entertainment.

The heart of the home is undoubtedly the superb open-plan family kitchen, complete with an island, making it a delightful area for cooking and gathering with loved ones. The large utility room adds practicality, ensuring that daily chores are managed with ease. The exterior of the property features a resin-bound driveway and is finished with a silicon render, providing a contemporary look that complements the surrounding area. The house backs onto the picturesque Castle Farm, offering a tranquil view and a sense of privacy.

Families will appreciate the property's location within the catchment area of the highly regarded Clinton Ofsted Outstanding school, making it an excellent choice for those with children. It also backs onto castle Farm recreational park. Viewing is essential.



Council Tax Band: F



## Approach

Over a quality resin-bound drive to a

## Enclosed Porch

With an Aluminium front door with matching full height frosted window, three LED downlighters, Karndean floor, radiator, oak and frosted glazed front door into the

## Cloakroom

Featuring a refitted two-piece white suite with a wall-hung enclosed w.c., a wall-hung vanity wash basin with a chrome mixer tap and cupboard below, Kardean flooring, ceiling light, porcelain tiling to half height, and a radiator.

## Reception Hall

With radiator, Kardnean floor, built-in bespoke dogleg staircase and shoe rack with storage underneath, smoke alarm, temperature control clock for the central heating, door to

## Front Reception Room

With a large window at the front, a ceiling light, a log effect gas fire on a feature wall with two wall lights, a radiator, a TV point, and a feature vertical radiator.

## Large Family Kitchen

Kitchen area comprehensively refitted with a range of matching cream high-gloss, handle-less base and wall units, featuring 30mm quartz work surfaces with matching upstands. Integrated twin Samsung single ovens, fridge freezer, and dishwasher. AEG induction hob with illuminated stainless steel extractor hood above, island with 30mm contrasting work surfaces, and a one-and-a-half-bowl granite composite sink with mixer tap. Three feature drop-down lights and three-stool breakfast bar, Karndean underfloor heating, and a large window seat with a window overlooking the rear and with a Velux window above.

## Family/Dining Area

With space for sofas. T.v point, space for a large breakfast or dining table, large Velux window, LED downlighters, three leaf grey powder-coated aluminium bi-fold doors opening onto the rear, feature radiator and door to the

## Large Utility Room

Fitted with a range of matching beech fronted base and wall units with chrome handles and granite effect rounded edged work surfaces with single drainer stainless steel sink with chrome mixer tap and ceramic tiled splash backs, space and plumbing for washing machine and separate dryer, space for large upright fridge freezer, double glazed door to rear garden and side, door to integral garage, ceramic tiling to floor, LED downlighters.

## First Floor Landing

With matching oak banister rail and spindles, double glazed window to front, ceiling light, smoke alarm, radiator, door to

## Family Bathroom

With a luxury three piece white suite with low level encased w.c, vanity wash hand basin with useful cupboards below and LED Kick board lights, L-Shaped paneled bath with feature illuminated alcove, mains fed shower with chrome fittings and ceilings mounted rain head shower, porcelain tiles to walls and floor, LED mirror, heated chrome towel rail, LED downlighters, frosted window to side.

## Double Bedroom One

With a large window to the front, radiator, ceiling light, built-in wardrobes to one wall with matching sliding doors with twin hanging, shelves and drawers, door to

## Ensuite

With a luxury three-piece white suite with a wall hung, low-level w.c., half pedestal wall hung wash hand basin with chrome mixer tap, walk in shower enclosure with mains-fed shower, heated towel rail, mirrored illuminated vanity cabinet, two-tone porcelain tiles to floor and walls, extractor fan, polly light tunnel LED downlighters.

## Double Bedroom Two

With a window to the rear, radiator, ceiling light and TV point.

## Double Bedroom Three

With dual aspect windows to front and rear, two ceiling lights, radiator, access to insulated and boarded loft space.

## Bedroom Four

With window to rear, radiator and ceiling light.

## Rear Garden

The property features attractive landscaping, including a full-width brick bond-style porcelain patio and an irrigation system. It has well-stocked borders with a variety of shrubs and plants, as well as an additional rear patio and summer house. There is outside courtesy lighting and power, along with a hot and cold outdoor tap. A useful storage area is located to the side with a gate. The property is private, not overlooked and backs onto Castle Farm.

## Garage

Featuring an electric roller door at the front, this space includes power and lighting connections, as well as housing the electric isolation unit, gas and electric meters, boiler, and hot water cylinder.

## Front

At the front of the property, there is a high-quality resin-bound driveway with space for 4 to 5 cars, surrounded by low-level rendered walls and well-maintained box hedging.

## Tenure

The property is freehold

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

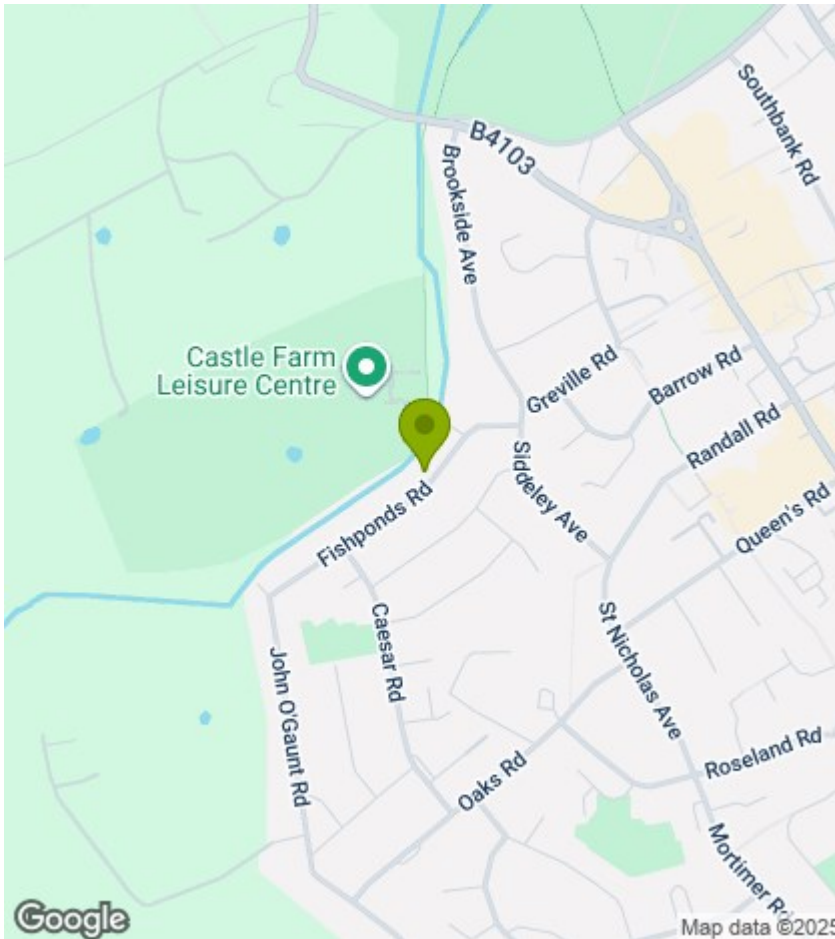
Basic  
17 Mbps  
Superfast  
107 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures & Fitttings

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





## Warwick District Council Tax Band F

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**LOCATION**  
47 Fishponds

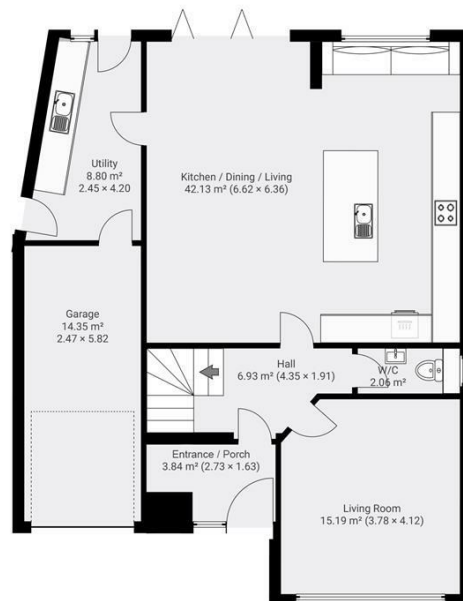
**DETAILS**  
Total area: 155.93 m<sup>2</sup>  
1678.4 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatusum accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatusum is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatusum.

0 1 2 3m  
1:105

#### ▼ Ground Floor TOTAL AREA: 93.24 m<sup>2</sup>



#### ▼ 1st Floor TOTAL AREA: 62.69 m<sup>2</sup>

