



Randall Road, Kenilworth

Offers Around £725,000

- Extended High Quality Town Centre Semi Detached House with Driveway Parking
- Superb Open Plan Family Kitchen
- Open Porch, Reception Hall and Downstairs Wet Room
- Underfloor Heating to Entire Ground Floor
- Over 2250 sq Feet of space
- Five Bedrooms Over Two floors
- Energy Rating C
- Luxury Bathroom with Wet Room and Under Floor Heating
- Attractive Enclosed Rear Garden
- Warwick District Council Tax Band D

Randall Road, Kenilworth, CV8 1JX

An extensively extended and remodelled five-bedroom semi-detached house offers a perfect blend of classic character and modern living, located in the heart of Kenilworth town centre, with its range of facilities and amenities situated within the catchment area of the Ofsted Outstanding Clinton School, making it an excellent choice for families prioritising education. The property comprises an open porch, reception hallway, luxury ground-floor wet room, living room with a feature fireplace, utility room, garage and a large open-plan family kitchen with dining and sitting area featuring open joist ceilings all with underfloor heating throughout each room.

On the first floor, there are four bedrooms and a luxury bathroom with a wet room shower area, and the second floor features a principal bedroom with 2 x dressing rooms accessed by a cast iron spiral staircase.

Outside, there is an attractive lawned rear garden with a tree house and brick summer house, and to the front, there is a sandstone cobbled driveway with parking for three cars.

Viewing is highly recommended to appreciate this quality home.



Council Tax Band: D



Approach

Over a sandstone cobbled driveway enclosed with reclaimed brick walls with exterior lighting provision. Leading to a feature brick arch porch with a quarry-tiled step, two recessed ceiling downlighters, and a composite front door with matching opaque glazed insets on either side. Solid oak double doors to garage with stain glass windows.

Reception Hall

With oak herringbone engineered flooring and underfloor heating, Victorian panelling on the half-height walls, stairs rising to the first floor, three ceiling lights, bespoke under-stairs cloak room, shelving and fitted drawers.

Downstairs Wet Room

Beautifully fitted with Fired Earth tiling on the walls and Carrera marble flooring with underfloor heating. This space features a three-piece Burlington suite consisting of a high level polished aluminium cistern and a marble vanity sink. A walk-in wet room equipped with a chrome Burlington mains-fed shower and a fitted shower screen, along with LED downlighters and a heated dual-fuel towel rail.

Front Living Room

With a walk-in double-glazed bay window featuring fitted café-style shutters, a real flame coal effect gas fire with an attractive solid limestone surround and granite hearth, underfloor heating and a ceiling light. The flooring is engineered walnut in a chevron pattern.

Exended Open Plan Kitchen

The kitchen features an open-raised, joisted ceiling with 2 x 2.5-meter roof lanterns. It is comprehensively fitted with a range of magnet matching base and wall units, including a 30 mm quartz island with retractable multi-socket, 4 stool breakfast bar, Belfast double bowl sink and a chrome mixer with a built-in kettle tap. There is also a wood block work surface, an integrated dishwasher, and a dual temperature Miele wine cooler. The kitchen includes a Rangemaster cooker, complete with a concealed illuminated extractor hood integrated into the inglenook. Additionally, there is an American-style fridge freezer with pull-out soft-close larders on both sides.

Breakfast / Dining Area

Features an 8 meter, six-leaf anthracite aluminium Schüco bi-folding doors with fitted blinds and space for a large dining table with a central ceiling lantern.

Garage /Utility

With a bespoke double oak and glazed door at the front, three ceiling lights, a utility area with built-in shelving, a wall- mounted Worcester Bosch boiler with a pressurized hot water cylinder, underfloor heating controllers and space and plumbing for a washing machine and a separate stacked dryer, a built-in laundry chute and LED downlighters.

Family Room

Features include a TV point, floor-mounted recessed socket, ceiling light, smoke alarm, a recessed AGA wood-burning stove with a stone surround and slate hearth and recessed lighting. A QED 7.1 surround sound cable hardwired to central socket throughout the open plan area.

First Floor Landing

With a matching solid wood bannister and handrail, panelling to the wall, laundry chute and linen storage below opaque stain glass window, ceiling light, smoke alarm and cast iron spiral staircase to the principal bedroom.

Double Bedroom Two

With feature cast iron fireplace, ceiling light, Victorian cast iron radiator, t.v and cat 5 data point.

Double Bedroom Three

With walk in double glazed bay with feature leaded and glazed inset, cafe style shutters, cast iron fireplace with recessed housing for t.v. with cat 5 power point and Victorian cast iron radiator

Bedroom Four

With double-glazed window to front with leaded and double-glazed inset. Victorian cast iron radiator and t.v. point with cat 5 data point.

Bedroom Five

Feature barrel wall to enclose the spiral stairs, tv and cat 5 data point and Victorian cast iron radiator.

Family bathroom

This elegantly designed luxury four-piece bathroom suite which features a striking two tone fired earth tiled walls. A Burlington high level cistern and pedestal wash basin. The centerpiece is a stunning cast-iron roll-top bath with fired earth bath mixer tap, perfectly complemented by a wet room that boasts a feature Burlington shower. A stylish feature dual fuel towel rail adds to the appeal. To top it all off, enjoy the comfort of underfloor heating throughout the room, making this bathroom a truly luxurious space.

Second Floor Landing

Featuring a Velux window at the rear with fitted blinds, bi-folding doors lead into bespoke hanging and shoe storage. There are built-in drawers in the eaves, downlighters, and a built-in socket with USB points.

Principal Double Bedroom

In the bedroom, there are additional built-in wardrobes featuring three downlighters, drawers, and twin hanging rails. The room has matching Velux windows on either side with blackout blinds, and a cast-iron low level Victorian radiator and numerous sockets, tv and cat 5 data points.

Rear Garden

Beautiful garden fully enclosed by perimeter fencing and a reclaimed brick garden wall with built in electrics for lighting, featuring a full-width hard wood patio deck complete with twin electric awnings. The garden is predominantly laid to lawn with borders stocked with a good array of shrubs and plants. There is a built-in tree house within the magnolia tree. Additionally, there is a brick summerhouse with a high pitched roof and a multi-panelled sash window as a standout feature. Floor to ceiling with electrics and bifold doors.

Front

To the front of the property is a sandstone cobbled driveway with retaining walls, parking for three cars with lighting.

Services

All mains services are connected; Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
23 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

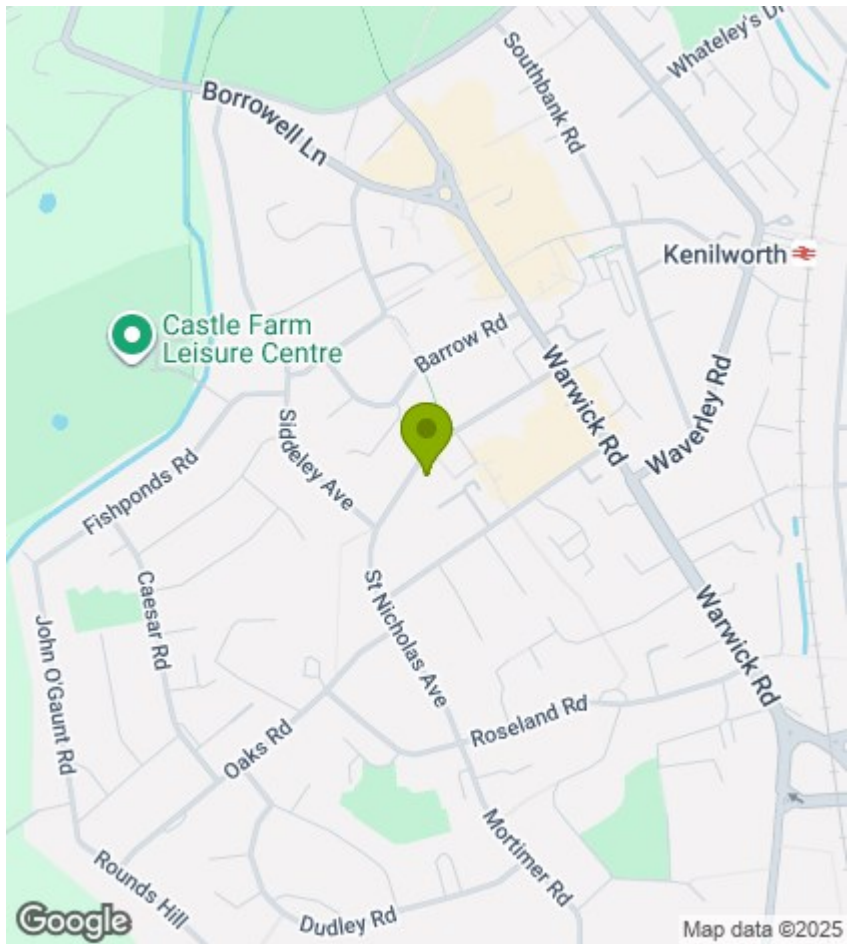
BT
Sky
Virgin

Fixtures & Fittings

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

Tenure

The property is Freehold.



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	73	82
(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



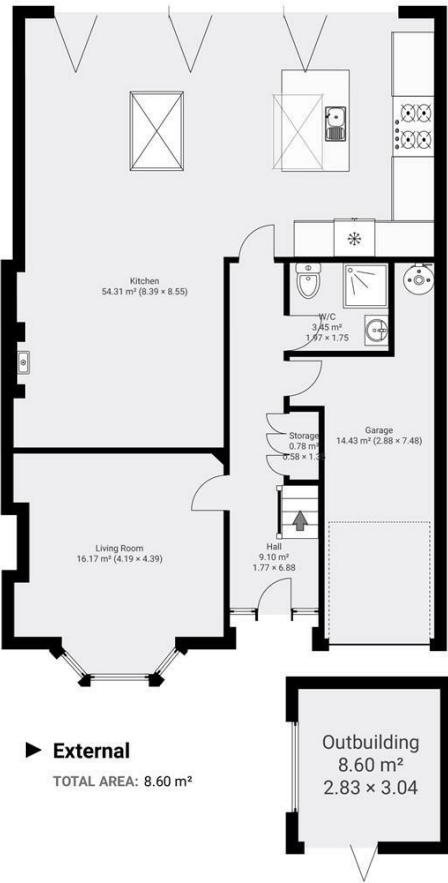
DETAILS
Total area: 211.30 m²
2274.4 sq.ft



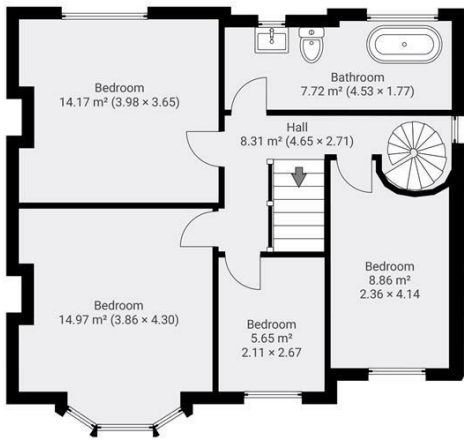
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▼ Ground Floor TOTAL AREA: 98.19 m²



▼ 1st Floor TOTAL AREA: 59.65 m²



▼ 2nd Floor TOTAL AREA: 44.86 m²

