





## Property Description

A beautifully presented two bedroom extended family home with original features and a delightful cottage garden to the rear.

Situated in a prime location, this property offers convenient access to the Town Centre and "Old Kenilworth". In close proximity to Kenilworth Castle, this fully renovated character property is within easy reach of local bars, restaurants and transport links. Moreover, it falls within the sought-after catchment area of highly-regarded schools, making it an appealing prospect for families. Briefly comprising of entrance hall, lounge, refitted kitchen, exposed brick and glass walkway through to lounge/diner to rear, utility room, downstairs WC, two double bedrooms and family bathroom on the upper floor. VIEWING HIGHLY ADVISED.

## Approach

Low maintenance walled front garden with mature roses and box hedging; steps leading up to new traditional front door,

## Entrance Hall

Original terracotta tiled floor giving access to:

## Lounge

13' 1" Into Bay x 10' 11" ( 3.99m Into Bay x 3.33m )

Inviting bay window with traditional shutters to lower panes. UPVC sash windows in keeping with the original design of the house.

Feature fireplace with the original tiles and wooden mantelpiece. Window seat with storage, custom-fitted alcove shelves and cupboard, wall mounted display cabinet and wood flooring.

## Kitchen

11' 11" x 10' 11" Max ( 3.63m x 3.33m Max )

Fitted with a range of base and wall mounted units with complimentary premium quartz work surfaces. Fitted Bosch appliances to include; dishwasher, fridge freezer, oven and gas hob with non Bosch extractor fan over. Fireplace with log burner, larder cupboard and bespoke joinery into both alcoves. Door through to:

## Lounge/ Diner

8' 4" x 16' 7" excluding walkway ( 2.54m x 5.05m excluding walkway )

Exposed brick and glass walkthrough to impressive entertaining space with views over rear garden. Wiring for wall mounted tv in place. Porcelain floor tiling and full height patio doors.

## Utility Room

Utility room with additional storage, space for washing machine and dryer and access to downstairs wc.

## Stairs/ Landing

Recently fitted carpet to stairs, leading from lower floor to landing; access to fully boarded loft with light via newly- extended loft hatch and wooden ladder.

## Master Bedroom

11' x 8' 9" ( 3.35m x 2.67m )

Double glazed sash window to front elevation, wooden floor and original fireplace. Bespoke fitted wardrobes to alcoves.

## Bedroom Two

11' 11" x 8' 9" Max ( 3.63m x 2.67m Max )

Exposed and repurposed floorboards with original feature fireplace taking centre stage. uPVC double glazed sash window to rear with garden views.

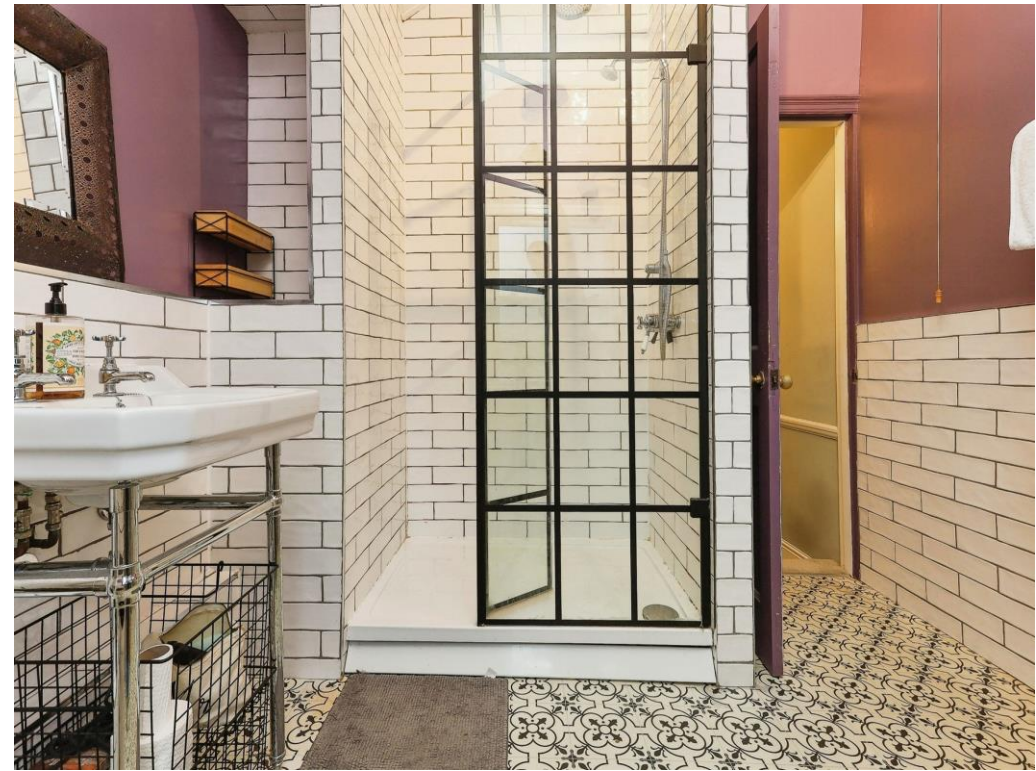
## Shower Room

Stylish shower room with stylish walk in shower with dual shower head in crittal design, metro tiling, w/c, traditional wall hung sink and heated towel rail. Additional storage in airing cupboard housing boiler. Double glazed opaque sash window.

## Outside

## Rear Garden

Private rear garden with mature shrubs, patio area, shed, bin stores and patio and gated rear access. Bespoke timber 'catio' currently in place that also functions as a trellis for established climbing plants.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: C**

**view this property online [atkinsonstilgoe.co.uk/Property/KEN304879](http://atkinsonstilgoe.co.uk/Property/KEN304879)**

Tenure: Freehold



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