





Property Description

A unique design, contemporary styled detached house in a very popular residential road on the Windy Arbour side of Kenilworth. Standing on a good-sized plot the house has gas heating and double glazing, briefly comprises of; reception hall, cloakroom, downstairs bedroom, conservatory, kitchen, two double bedrooms on the first floor with access to balcony, shower room, car port and garage. A detailed inspection is highly recommended in order to appreciate the unusual design and scope that this home offers.

Approach

Frontage with ample parking to both front and side of property/car port, lawned with mature shrubs and pathway up to front door;

Entrance Hall

Doors through to all rooms on the ground floor with archway through to kitchen, stairs rising to first floor landing.

Cloakroom

Downstairs cloakroom with wash hand basin, low level wc double glazed window to front elevation.

Lounge / Dining Room

24' 9" x 12' 6" maximum (7.54m x 3.81m

maximum)

Light and spacious lounge with feature brick wall, patio doors to rear, double glazed windows overlooking rear garden, patio doors into conservatory. Continuation of wood-style flooring with ample space for an array of lounge/dining room furniture.

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m)

A contemporary kitchen fitted with a range of base and wall mounted units with complimentary work surfaces over. Inset one and half bowl sink with drainer and window to side elevation, Electric hob with extractor hood over and electric double oven. Tiled flooring and ceiling spotlights. Archway through to utility space.

Conservatory

Patio doors leading from lounge/dining room, bedroom two and entrance hall - with further patio doors to side elevation leading outside.

Bedroom Two

10' 4" x 12' 7" (3.15m x 3.84m)

Patio doors to conservatory with built in wardrobes with rail and shelving.

Landing

With stairs rising from ground floor, two storage cupboards and doors to rooms,

Bedroom One

10' 6" x 14' 7" (3.20m x 4.45m)

Spacious double room with patio doors leading to roof terrace.

Bedroom Three

10' 5" excl door recess x 10' 6" (3.17m excl door recess x 3.20m)

Double room with built in storage and roof terrace access.

Shower Room

Partly tiled bathroom with shower cubicle, low level w/c, heated towel rail and wash hand basin with obscure glazed window to front.

Roof Terrace

Walled patio area with partial shelter by roof excess.

Rear Garden

Mostly laid to lawn with shrubs, hedging and borders.

Garage

17' 7" maximum x 7' 6" minimum (5.36m maximum x 2.29m minimum)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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