







## Property Description

Fantastic opportunity to purchase this fabulous 4 bed detached home that has been in the same ownership for 38 years. Comprising lots of character features, this property consists of 3 reception rooms, a study, a conservatory, a kitchen, downstairs w/c, 4 bedrooms, the master with ensuite and a family bathroom. The property also benefits from having a double garage, a driveway with off-road parking for several cars, boarded loft with lighting and a private and well-maintained rear garden. Desirable location and close proximity to Kenilworth High School!

## Approach

Ample driveway providing off road parking for several vehicles. Lawned area to front with side access to garden.

## Entrance Hall

Spacious entrance hall providing access to the lounge, kitchen, study, dining room and w/c.

## Lounge

24' 10" x 12' 11" ( 7.57m x 3.94m )

Fantastic sized lounge with window to front and double doors to rear garden providing ample natural light. Also providing access to the dining room.

## Dining Room

10' 11" x 11' 6" ( 3.33m x 3.51m )

Ample sized dining room with double doors to the conservatory.

## Conservatory

13' 3" x 12' 2" ( 4.04m x 3.71m )

Light and airy conservatory overlooking the beautifully maintained rear garden.

## Kitchen

13' 11" x 10' 2" ( 4.24m x 3.10m )

Featuring a range of base and wall mounted pull out units, with Falcon range cooker with gas hobs and electric cooker and extractor fan over. Granite work surfaces throughout and underfloor heating with intergrated large fridge included. Double glazed window to rear and a characterful archway into the family/breakfast room.

## Family/Breakfast Room

13' 3" x 6' 11" ( 4.04m x 2.11m )

Archway from the kitchen leading to this spacious and bright family/breakfast room overlooking the rear garden.

## Downstairs W/C

Downstairs cloakroom with low level w/c, vanity unit, wash hand basin and window to front elevation.

## Study

11' x 7' 3" ( 3.35m x 2.21m )

Double glazed window to front elevation.

## Utility Room

8' 3" x 5' 11" ( 2.51m x 1.80m )

Work surface and sink with space for appliances. Provides access to the garage and garden.

## Landing

With stairs rising from the ground floor, an airing cupboard and access to:

## Bedroom One

13' 8" x 12' 3" ( 4.17m x 3.73m )

Double glazed window to front elevation and archway through to the dressing room with fitted wardrobes. Providing access to;

## Ensuite

Three piece suite with shower, low level w/c and wash hand basin. Double glazed window to rear.

## Bedroom Two

12' 11" x 11' 11" MAX ( 3.94m x 3.63m MAX )

Double glazed window to front elevation and fitted wardrobes.

## Bedroom Three

12' 3" x 9' 1" ( 3.73m x 2.77m )

Double glazed window to rear elevation.

## Bedroom Four

10' 9" x 7' 9" ( 3.28m x 2.36m )

Double glazed window to rear elevation.

## Family Bathroom

Incorporating a three piece suite with bath, low level w/c and wash hand basin. Double glazed window to rear elevation.

## Outside

## Garage & Parking

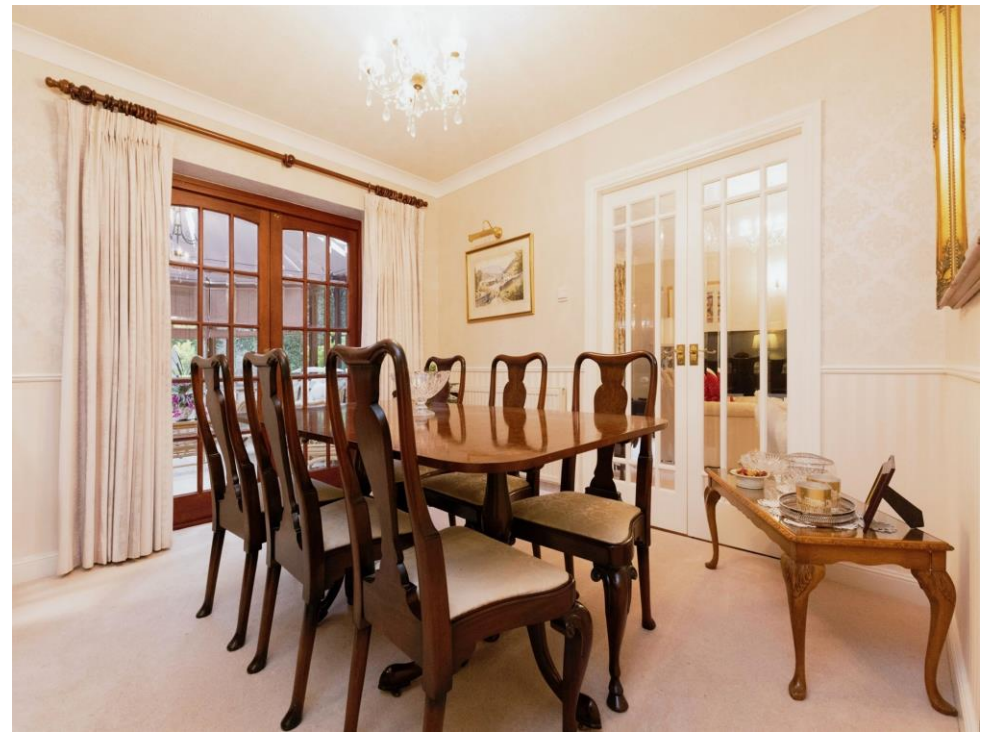
Double garage and driveway providing ample off-road parking.

## Rear Garden

Fabulous sized rear garden mainly laid to lawn with patio area for seating, perfect for alfresco dining.

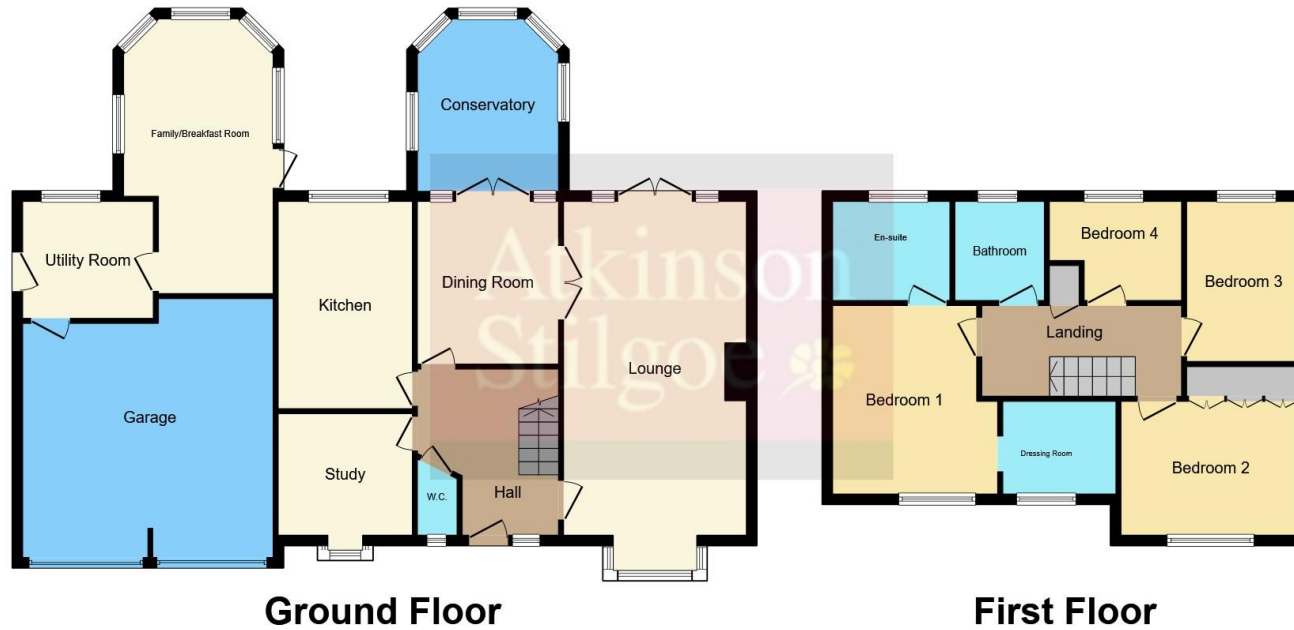












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**EPC Rating: Awaiting**

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