







## Property Description

Beautiful extended four bedroom detached property in a prime Kenilworth location within close proximity to Thorns Infant School, Park Hill Junior School and the new Kenilworth School.

Includes an entrance hallway, stunning fitted kitchen with island and under floor heating. Utility room with under floor heating, sitting room, living room, study and cloakroom. To the first floor there are four bedrooms, the master with ensuite, and the family bathroom.

Outside there is the generously sized south facing rear garden with the purpose built annex, and to the front there is a driveway with off-road parking for several cars and access to the single garage. Not to be missed!

## Approach

### Entrance Hallway

Light and spacious entrance hallway, with parquet flooring, original panelling and staircase. Providing access to the lounge, kitchen/diner, cloakroom and sitting room.

### Cloakroom

Downstairs cloakroom with window to front elevation.

### Lounge

Sizeable lounge with log burner and bifold

doors to rear garden with two velux allowing ample natural light. Double doors to the study.

### Study

Light and airy study with atrium style pitched glazed roof and a bay window overlooking the rear garden.

### Kitchen/Dining Room

Beautifully extended integrated kitchen, fitted with wall and base units. Large island with bevelled quartz worktop, underfloor heating and trifold doors leading to rear garden.

### Utility Room

Utility room with work surface and space for appliances. Door providing access to side of property.

### Sitting Room

Sitting room with bay window to front and log burner.

### Landing

Giving access to all four bedrooms and the family bathroom.

### Bedroom One

With fitted wardrobes and double glazed

window to rear elevation.

## Ensuite

Ensuite fitted with three piece suite, including low level w/c, wash hand basin and shower.

## Bedroom Two

Sizeable bedroom with bay window to front elevation.

## Bedroom Three

With double glazed window to rear elevation.

## Bedroom Four

With double glazed window to front elevation.

## Family Bathroom

Fitted family bathroom with low-level w/c, wash hand basin, shower and bath.

## Outside

## Garage & Parking

Driveway with off-road parking for several cars and a single garage with vehicle electric charging point.

## Rear Garden

Good size south facing rear garden mainly laid to lawn, with apple and plum trees. Two separate patio areas and a pathway leading

to the annex.

## Annex

Currently used as a family entertainment room consisting of home cinema, full size golf simulator (3 metre high ceiling), pool table and large seating area. Fully enabled room with WiFi, electric heating, wall panelling, 9 metre wide fully opening bifold doors, skylights and side window.

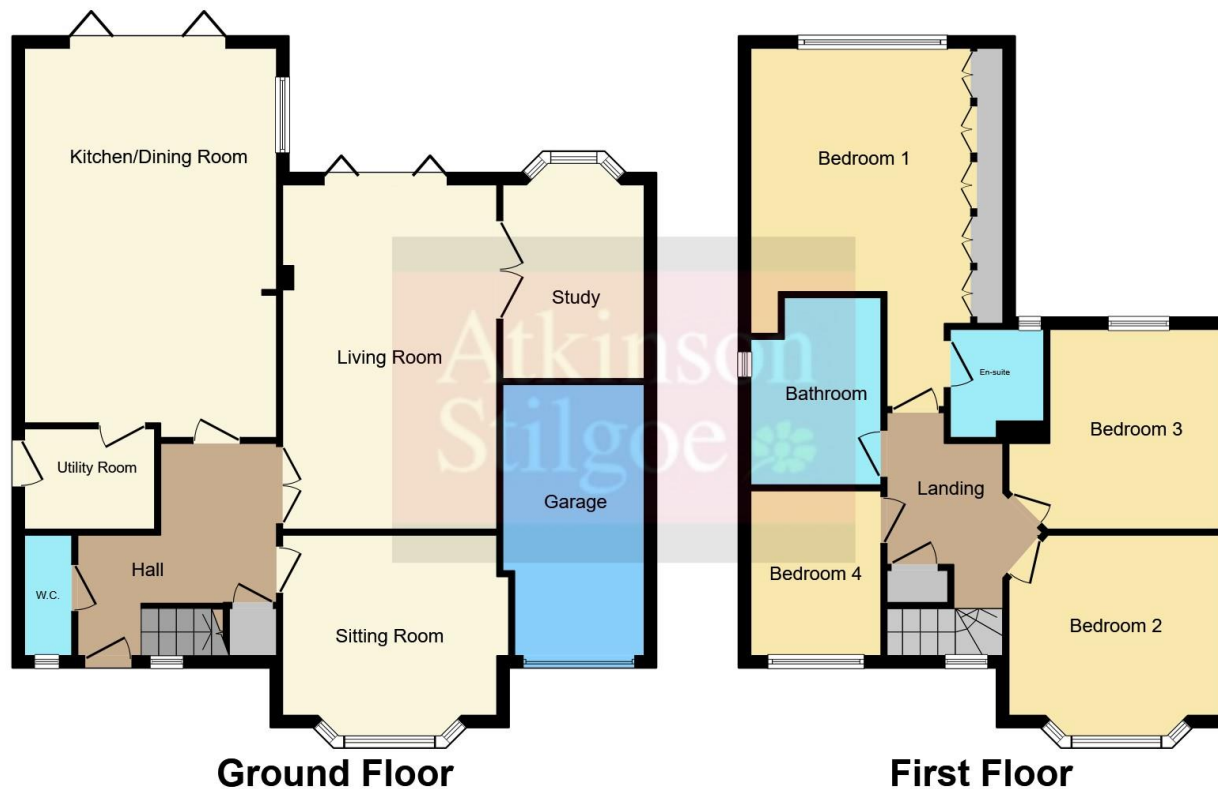












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**EPC Rating: C**

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Tenure: Freehold



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