



3 Amherst Road | Kenilworth | CV8 1AG

A wonderful opportunity to purchase this fabulous family home which is in immaculate order throughout and has been the subject of a professionally completed and extensive renovation project with no expense having been spared on the quality of work and fittings throughout. The property benefits from a large and sunny rear garden screened with mature hedging. There are four first floor bedrooms plus a useful loft room. In addition, on the ground floor there are spacious reception rooms plus a large kitchen/breakfast room with a huge amount of storage space and bi-fold doors providing direct access to the rear garden.

£1,100,000

- Superb Residential Home
- Four Bedrooms Plus Loft Room
- Large Living Room
- Dining Room & Garden Room



PORCH

With ceramic tiled floor and custom made front door with glazed side-lights.

ENTRANCE HALL

A spacious and welcoming entrance to the home with American oak doors and oak floor. The present sellers have recently had a professionally hand crafted, bespoke range of understairs storage to include shoe drawers and cloak storage.

CLOAKROOM

With concealed cistern w.c having built in storage to either side. Vanity wash basin with double cupboard under and heated towel rail. Central heating programmer and Icon extractor.

LIVING ROOM

27' 4" x 13' 9" (8.33m x 4.19m)

A generous size room with bay window, professionally fitted bespoke media wall unit with side storage and 'hole in wall' feature fire. Two radiators and custom made oak door to:

GARDEN ROOM/ STUDY

9' 9" x 9' 8" (2.97m x 2.95m)

With French doors to rear garden and radiator.

DINING ROOM/ HOME OFFICE

16' 1" x 9' 2" (4.9m x 2.79m)

A versatile room that can provide further dining space or office space or a family seating area with ceramic tiled floor, radiator and having open access to:

KITCHEN/ BREAKFAST ROOM

25' 8" x 9' 9" (7.82m x 2.97m)

An extensive range of cupboard and drawer units providing a beneficial amount of storage space. There is underfloor heating in two zones plus two under unit heaters. Bi-fold doors lead directly to the patio and garden. In addition to the large amount of cupboard and drawer units are deep pan drawers and curved corner units. Integrated appliances include; Neff double oven, Bosch tall refrigerator, Bosch dishwasher, AEG gas five ring hob with feature glass extractor hood over. Access to:

UTILITY ROOM

11' 4" x 5' 4" (3.45m x 1.63m)

A range of high gloss units with matching wall cupboards and tall larder unit, space and plumbing for washing machine and space for tumble dryer and further space for tall fridge/freezer. Radiator and personal entrance door.

FIRST FLOOR LANDING

With oak staircase to first floor landing.

MASTER BEDROOM

15' 3" x 15' 0" (4.65m x 4.57m)

Having an extensive range of newly installed and individually designed bedroom furniture to include wardrobes, marble display areas, drawer units, TV storage and matching bedside tables.

EN-SUITE

9' 1" x 5' 0" (2.77m x 1.52m)

A stylish en-suite bathroom with large rectangular walk-in shower having glazed flipper door, vanity wash basin with cupboards under and concealed cistern w.c. Curved ladder towel rail operating on both central heating or electric power on timer. Complementary tiling and vinyl floor tiles.

BEDROOM TWO

13' 9" x 12' 9" (4.19m x 3.89m)

A second large double bedroom having a professionally installed range of bespoke hand made furniture to include wardrobes and corner desk/work station with shelving display over and LED lighting to the sides. Further built in wardrobe/storage cupboard and a radiator.

BEDROOM THREE

10' 9" x 10' 2" (3.28m x 3.1m)

A third double bedroom with views over the rear garden and radiator.

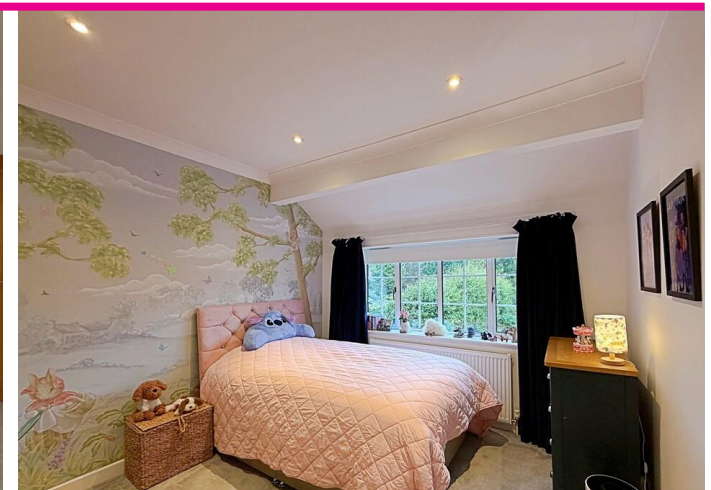
FAMILY BATHROOM

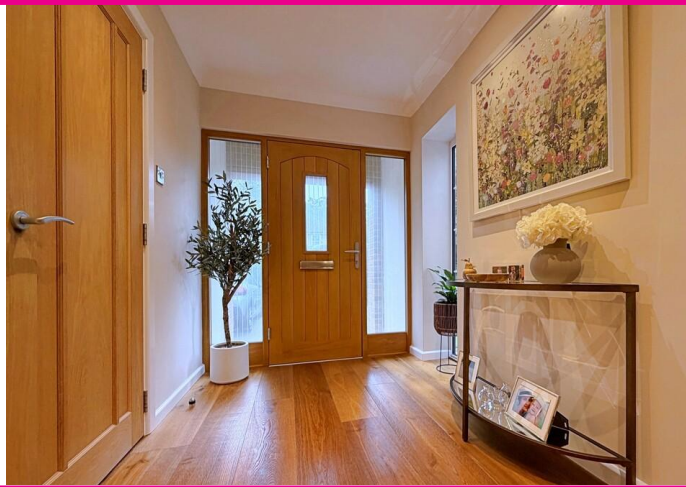
A spacious family bathroom with full length panelled bath, corner shower enclosure, w.c and curved vanity basin with cupboard under. Complementary tiling and vinyl floor tiling. Two heated towel rails working on both central heating or by electric on timer.

BEDROOM FOUR

9' 2" x 8' 4" (2.79m x 2.54m)

A nice fourth bedroom or home office/study with views over the rear garden. Radiator and built in storage cupboard with light and power.





STAIRCASE TO LOFT LANDING

With access to under eaves storage. Door to:

OCCASIONAL USE LOFT ROOM

A useful loft room with skylight window, under eaves storage and access to additional walk in store room.

OUTSIDE

GARAGE

19' 7" x 8' 4" (5.97m x 2.54m)

Having wooden remote control powered up and over door. The Worcester gas boiler is located in the garage. Light and power are connected.

PARKING

There is driveway parking to the front of the property.

GARDENS

The front garden has an area of lawn and mature hedging forms the boundary.

The large rear garden is a further outstanding feature of the property commencing with a large patio area which then leads to the large expanse of lawn and herbaceous borders with mature trees.

PLANNING PERMISSION

Planning Permission has been granted for a single storey rear extension plus conversion of integral garage to living space. Planning Reference W/25/0676.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

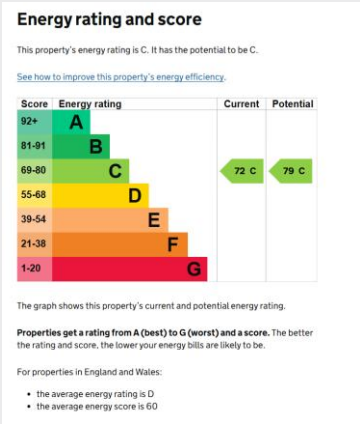
Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

