



## Best Avenue, Kenilworth

Realistic Offers Considered £595,000

- Quality Five Bedroom Detached House
- Reception Hall, Living Room, & Conservatory
- Refitted Dining/Breakfast Kitchen
- Study/Family Room
- Refitted Bathroom & Ensuite
- Quiet Cul De Sac On Generous Plot With Brook To Rear
- Energy Rating C
- Utility/W.C.
- Five Bedrooms with Three Doubles
- Warwick District Council Tax Band E

# Best Avenue, Kenilworth, CV8 2TN

A superbly presented, redesigned, extended, and refitted modern five-bedroom detached family home with full double glazing. The accommodation comprises: reception hall, study/family room, living room, refitted breakfast/dining kitchen, conservatory, refitted utility/W.C., five bedrooms including a master with fitted wardrobes and en-suite shower room, and a refitted family bathroom. Outside, there is driveway parking, a foregarden, and a fully enclosed good-sized rear garden with decking, backing onto a brook and open farmland beyond. Early viewing is strongly advised.

5 3 2 C - 72

Council Tax Band: E



### Approach

Driveway leading to an open canopy porch with an outside courtesy light, featuring a dark wood double-glazed leaded front door with matching opaque windows on either side.

### Hall

With a coconut mat well and a staircase leading to the first floor, there is Kardean-style flooring and a door that opens to the...

### Living Room

12'4" x 17'6"

Featuring a bay window at the front, the room includes three wall-mounted light fixtures, a central ceiling light, and a radiator. It also boasts a wall-mounted electric fireplace with a suspended marble composite hearth and an arched brick surround, along with double doors leading to the

### Kitchen/ Dining Room

25'2" x 12'11"

The modernised kitchen area boasts sleek, grey matt handleless AK Kitchens base and wall units, complemented by woodgrain effect square-edged work surfaces with matching upstands. It features a sliding peninsula breakfast bar with two stools, enhancing the space for casual dining. High-end appliances include an integrated Caple wine chiller, a Siemens dishwasher, and provisions for a range-style cooker with a splashback and a Rangemaster illuminated extractor hood. Additional amenities consist of a Siemens microwave and a large integrated Siemens fridge freezer. The one-and-a-half bowl Franke granite composite sink is paired with a stylish Quooker boiling water tap, while the room is brightened by a window overlooking the rear garden and two opaque side windows. The kitchen's ambience is enhanced by LED downlighters on a dimmer switch and under-pelmet LED lighting, along with a mains smoke alarm for safety. Adjacent to the kitchen, the dining area features an array of LED downlights, stylish Kardean-style wooden flooring, and two sleek vertical radiator, which together create a welcoming atmosphere. An opening leads seamlessly from the dining area to the rest of the home, making it a perfect space for entertaining.

### Study

9'0" x 16'4"

The Kardean flooring features a leaded window facing the front, along with LED downlighters and a dimmer switch. There's also understairs storage equipped with a motion light. This area is currently arranged as a study and leads through a door to the reception hall and kitchen.

### Conservatory

9'7" x 12'10"

With surrounding windows and a reinforced roof, underfloor heating, a television point, and French doors leading onto the patio.

### Utility/Clockroom W.C.

5'10" x 6'3"

With a low-level w.c., radiator, LED anti-mist mirror, space and plumbing for a washing machine, and a separate wood grain work surface with matching up-stands. It includes two wall units with central shelving, LED downlighters, an extractor fan, and an opaque window to the side.

### First Floor Landing

Access to an insulated and partially boarded loft is available, with a door leading to the airing cupboard featuring slatted shelving. This cupboard also houses the Ideal combination boiler, which is approximately 1 year old and services the hot water and central heating, vented through the loft. (serviced 3/7/25)

### Double Bedroom One

9'10" x 15'7"

With a walk-in bay window, ceiling light, smoke alarm, built-in double wardrobe featuring hanging space and 2 shelves with sliding mirrored doors, door to...

### Ensuite

The ensuite is equipped with a three-piece suite, featuring a low-level W.C., a vanity wash hand basin with a cupboard below and a shaver/toothbrush charger. Additionally, there is a corner shower cubicle with a Triton electric shower and an easy-wipe splashback, an extractor fan, an opaque window, and a radiator.

### Double Bedroom Two

8'0" x 12'8"

This room features a vaulted ceiling with spotlights, a front window, a corner wardrobe included in the sale, and a radiator.

### Double Bedroom Three

8'0" x 11'10"

Featuring a vaulted ceiling, a double-glazed window to rear, a radiator, ceiling spotlights, and a double wardrobe included in the sale.

### Bedroom Four

8'7" x 8'10"

The room features a window to the rear, a radiator, and ceiling spotlights.

### Bedroom Five

7'5" x 8'10"

With a window to the rear, a radiator, and ceiling light.

### Family Bathroom

This bathroom features a recently updated three-piece white suite, which includes a low-level W.C. and a half-pedestal wall-hung wash hand basin complete with a chrome mixer tap. The panelled bath is equipped with a fitted power shower and chrome fittings, along with a stylish glazed shower screen. Natural light filters through an opaque

double-glazed window on the side, while a radiator provides warmth. Additional highlights include an LED anti-mist battery powered mirror and LED downlighters for enhanced ambience.

### Front

At the front of the property, there is a tarmac driveway that provides parking for two cars and includes an electric car charging point. Additionally, you will find a landscaped fore garden with an inset lawn, which is enhanced by a variety of shrubs and plants, electric car 240V charging point.

### Rear Garden

The fabulous rear garden is a standout feature of the property, predominantly laid to lawn and featuring a circular block-paved pathway. It is bordered by a lovely variety of shrubs and plants, leading down to a large patio deck that overlooks Finham Brook and offers countryside views over farmland. Additional amenities include a metal shed, outdoor lighting, side gated access, and an cold water tap. The garden faces north, allowing for all-day sunshine on the decking.

### Tenure

The property is freehold.

### Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

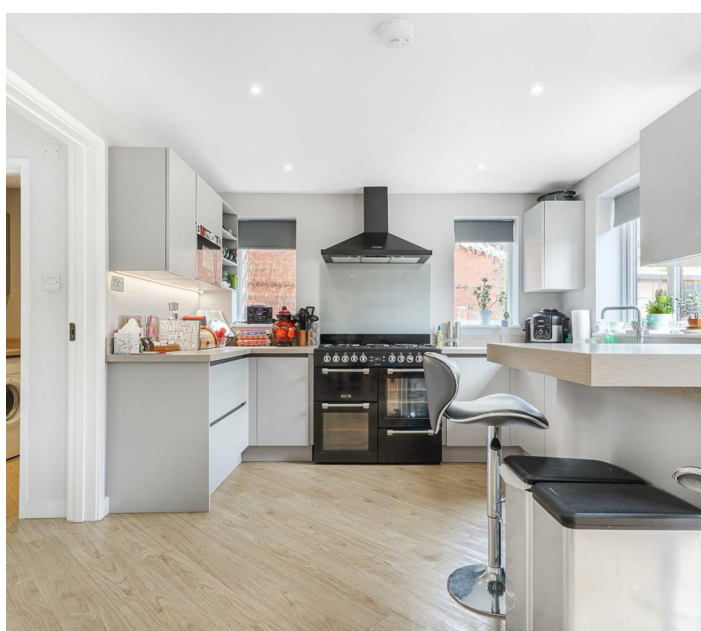
Basic  
4 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability

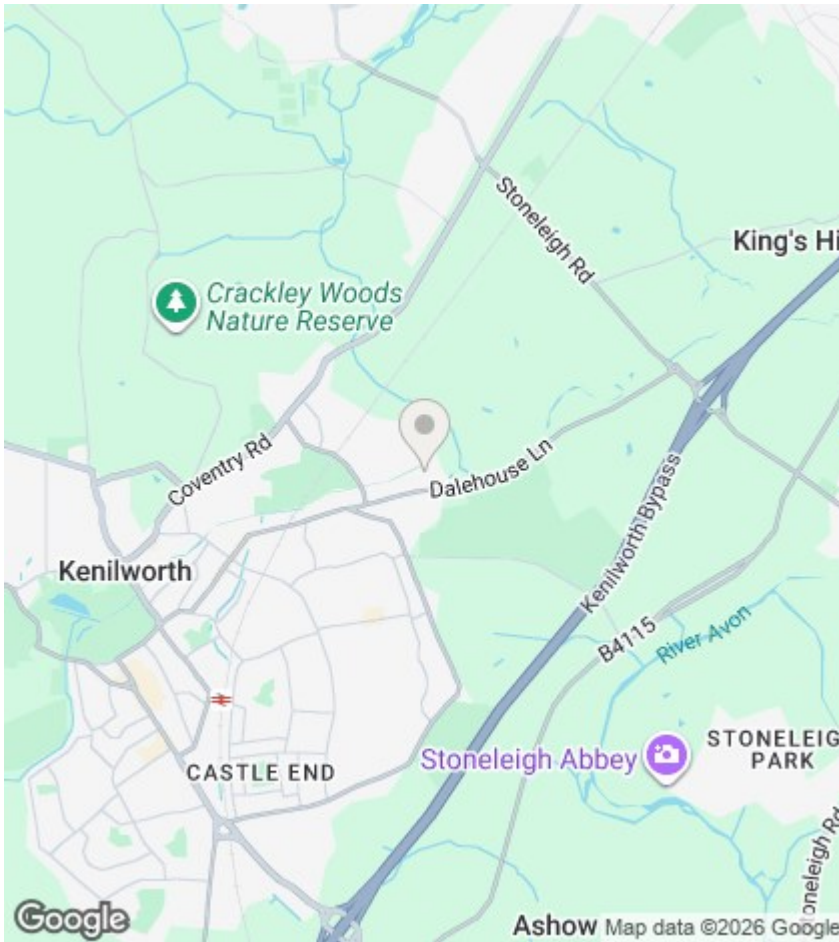
BT  
Sky  
Virgin

### Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

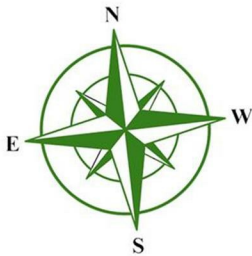
C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



**LOCATION**  
Best Avenue

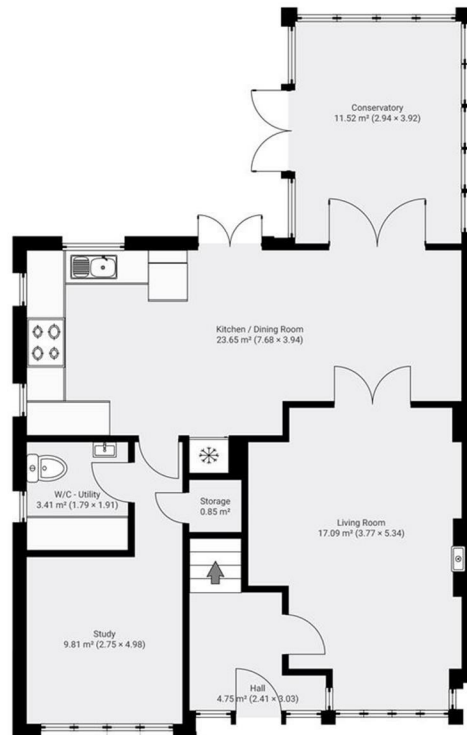
**DETAILS**  
Total area: 126.77 m<sup>2</sup>  
1364.8 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estaticum accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estaticum is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estaticum.

0 1 2 3m  
1:88

### ▼ Ground Floor TOTAL AREA: 71.03 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 55.74 m<sup>2</sup>

