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Ferndale Drive, Kenilworth

£750,000

- Four Bedroom Detached House Close To Town
- Fitted Kitchen To Front
- Living/Dining Room, with Attractive Conservatory Off
- Four Good Bedrooms
- Good Size Garage & Landscaped Rear Garden
- Open Porch, Hall And Cloakroom W.C.
- Energy Rating D - 63
- Fully Double Glazed and Gas Centrally Heated
- Luxury Shower Room & Separate Four Piece Bathroom
- Warwick District Council Tax Band G

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Ferndale Drive, Kenilworth, CV8 2PF

This beautifully situated, four-bedroom detached family home features well-maintained gardens. The gas centrally heated and double-glazed accommodation includes four double bedrooms, a spacious family bathroom, and a separate shower room. The ground floor offers an open porch, a welcoming reception hall, a cloakroom with a WC, a large through lounge and dining room, and a conservatory. Additionally, there is a well-fitted breakfast kitchen with a pantry. The property also includes an integral garage and an off-road driveway that provides parking for 2 to 3 cars, as well as a rear garden.

Located in a charming cul-de-sac, this home is within walking distance of all town centre facilities and amenities, and is close to the new Ofsted-rated outstanding Kenilworth secondary school.

4 2 3 D - 63 Council Tax Band: G







Approach
Open porch with tiled steps, hardwood-panelled door featuring a full-height opaque inset, and a ceiling lantern.

Hall
2.60m x 5.12m (8'6" x 16'9")
With a radiator, a ceiling light with a centre rose, stairs rising to the first floor, and a door to the

W.C.
Featuring a low-level w.c., a dado rail, and an opaque window to the front, this space includes an electric panel heater, a vanity wash hand basin with storage cupboard below, and round edge work surfaces. Additionally, there is an alarm control pad and a door leading to the garage.

Kitchen
2.72m x 4.50m (8'11" x 14'9")
The kitchen is comprehensively fitted with a range of matching beech-fronted base and wall units, featuring 30mm granite work surfaces. It includes a double bowl sink with a chrome mixer tap and integrated appliances, such as a Neff oven, a larder undercounter fridge, a Neff microwave, and a Neff five-burner electric halogen hob with an extractor above. The kitchen also features a peninsula breakfast bar, a radiator, a walk-in pantry cupboard, ceiling downlighters, a side door, and a double-glazed window at the front, along with under-pelmet lighting.

Dining Room
4.05m x 5.59m (13'3" x 18'4")
The room features engineered oak flooring, a ceiling light complete with a centre rose, and elegant coving. There is ample space for a large dining table, along with a striking mock Georgian arch flanked by matching pillars. Additionally, the room includes a radiator and window facing the front, a bespoke built-in drinks cabinet, and a picture light. Double doors lead to the conservatory, enhancing the area with further architectural detail provided by the feature arch and pillars.

Sitting Room
5.31m x 3.65m (17'5" x 11'11")
The room features engineered oak flooring, a radiator, and a window that overlooks the conservatory. It is illuminated by a ceiling light with a central rose. There is also a door leading to the hall and an impressive inglenook fireplace with a stone surround, complete with a gas fire point. On either side of the inglenook, there are two matching glazed and leaded windows, and a TV point is also provided.

Conservatory
4.73m x 3.52m (15'6" x 11'6")
Features ceramic tiled flooring, an attractive hybrid wood conservatory with a pitched glass roof and an automatic Velux window. It includes two electric heaters, fitted blinds, French doors leading to the rear garden, and two wall lights.

First Floor Landing
With a wooden-framed window at the front, there is a matching white wood bannister rail and spindles, a ceiling light, coving, and a door leading to...

Double Bedroom One
5.40m x 3.67m (17'8" x 12'0")
The room features a window at the rear, a radiator, and coving along the ceiling. It is illuminated by a ceiling light and a range of recessed LED downlighters. One wall is fitted with matching built-in wardrobes that include hanging space, shelving, and fitted drawers. Additionally, there is a built-in corner dressing table with drawers and cupboards, along with matching bedside tables.

Double Bedroom Two
4.32m x 2.71m (14'2" x 8'10")
Featuring a window at the front, a radiator, a ceiling light, and coving. This room has built-in wardrobes along one wall, complete with hanging space and shelving, as well as matching bedside tables. There is also a door that leads to the bathroom.

Bathroom
4.32m x 1.68m (14'2" x 5'6")
Refitted three-piece white suite featuring a low-level W.C., twin vanity wash basins with cupboards below, and a large walk-in shower enclosure equipped with a mains-fed shower. The walls are ceramic tiled, and there is a glazed fitted shower screen. Additional features include a heated towel rail, black ceramic tiles on the floor, LED downlighters, and an opaque window on the side.

Double Bedroom Three
3.40m x 2.81m (11'1" x 9'2")
Featuring a front window, a radiator, a built-in wardrobe, matching bedside tables, a ceiling light, and coving.

Double Bedroom Four
3.81m x 2.54 (12'5" x 8'3")
With a window at the rear, a radiator, a ceiling light, LED downlighters, and built-in double wardrobes along one wall with matching cupboards above.

Family Bathroom
3.40m x 2.81m (11'1" x 9'2")
The room features a modern three-piece white suite, including a low-level WC and a vanity wash hand basin with a chrome mixer tap and a cupboard underneath. There is a large shower enclosure complete with a fitted glazed screen, a mains-fed shower, and a rain head shower. Additionally, there is a built-in double airing cupboard with slatted shelving, as well as a hot water cylinder with an immersion heater. A mirrored vanity mirror is also included, and there are two opaque windows on the side.

Double Intergral Garage
4.27m x 5.12m (14'0" x 16'9")
The utility area features a sliding horizontal door at the front and includes a single stainless steel sink, along with useful base cupboards. There is space and plumbing available for a washing machine. Additionally, the area is equipped with wall units, wall-mounted smart electric and gas meters, an electric isolation unit, and a water meter. The ceiling is fitted with strip lights and is insulated.

Outside
The attractive rear garden is fully enclosed by perimeter fencing and features a manageable size. It includes a central lawn surrounded by well-stocked borders with magnolia and rhododendron shrubs. There is a block-paved patio and pathway, along with side access gates on both sides. Additionally, there is an integral garden store and a cupboard housing a new Baxi boiler that services the hot water and central heating.

Tenure
The property is freehold.

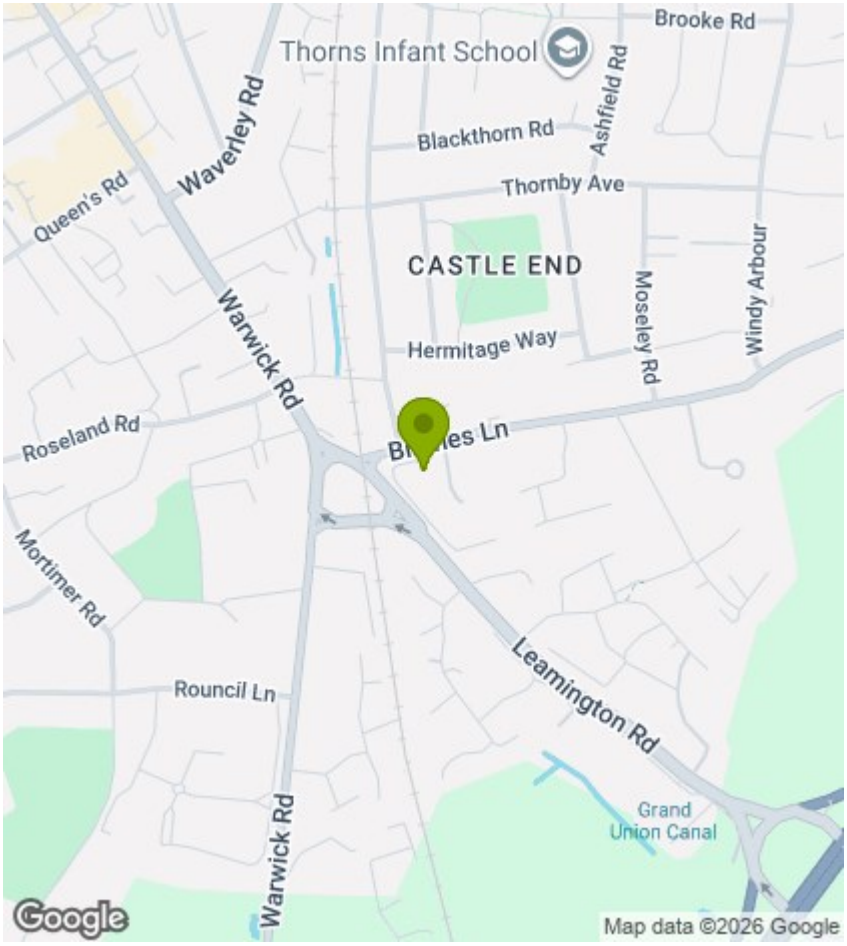
Services
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

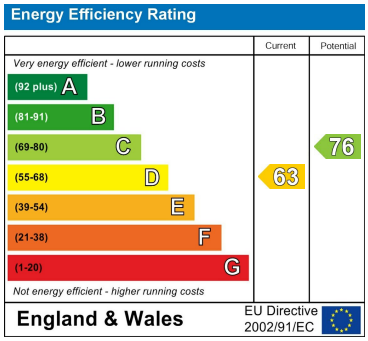


Viewings

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

EPC Rating:

D



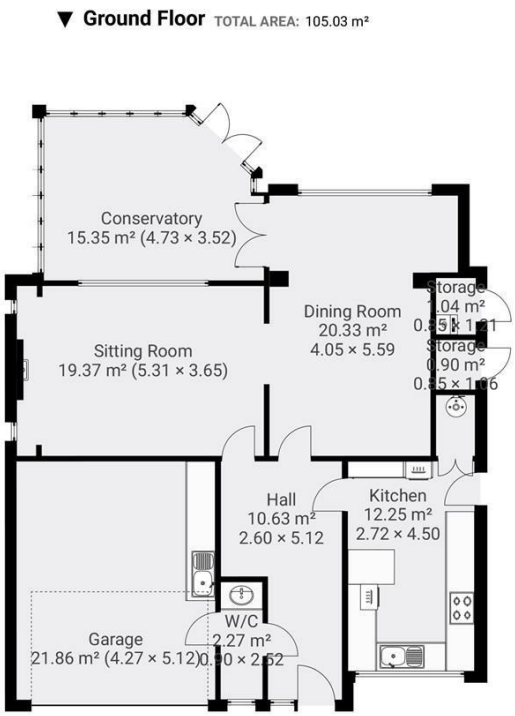
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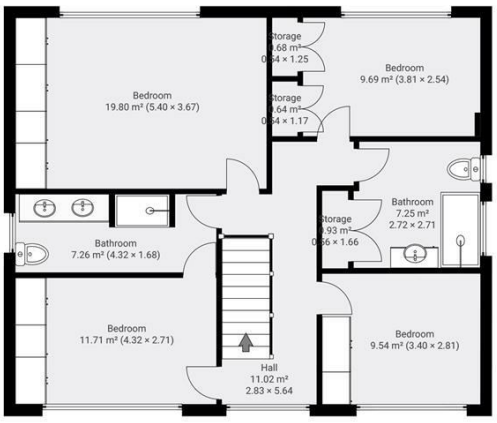
DETAILS
Total area: 183.50 m²
1975.1 sq.ft



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. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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