



Thornby Avenue, Kenilworth

Offers Over £500,000

- Immaculate Four Bedroom Extended Semi Detached House
- Attractive Lounge With Double Sided Wood Burning Stove
- Open Plan Kitchen/ Dining Room With Family Area Off
- Second Floor Double Bedroom & Refitted Ensuite Shower Room
- Garden Pod & Outside W.C. With Driveway To Front
- Open Porch, Reception Hall & Cloakroom W.C.
- Energy Rating C - 70
- Three Bedroom & Refitted Bathroom On First Floor
- South Facing Garden Backing Onto Bates Memorial Park
- Warwick District Council Tax Band D

Thornby Avenue, Kenilworth, CV8 2DY

This quality, extended, and comprehensively redeveloped four-bedroom semi-detached house is ideally located close to the outstanding Kenilworth Secondary School and the Thorns/Park Hill catchment area, as well as near the town centre. With a magnificent open-plan living and family kitchen, this property is a must-see.

The accommodation includes an open porch, a reception hall, and a refitted cloakroom. The living room features a double-sided wood-burning stove, while the open-plan family and living kitchen boasts bi-fold doors leading to the extended family area. On the first floor, you will find three bedrooms and a luxury family bathroom with a shower. The second floor features a modern loft conversion that serves as a double bedroom with a luxury ensuite shower room.

Outside, there is a private, paved rear garden with a patio and lighting, backing onto Bates Memorial Park. The garden has a south-facing aspect and includes a garden pod, perfect for an office, treatment room, or gym, complete with underfloor heating. There is also a driveway with parking space for two cars.

Viewing this property is highly recommended!



4



2



C - 70

Council Tax Band: D



Approach

Over a tarmac driveway leading to an open porch with a quarry-tiled step and outside courtesy light, a composite front door opens into the

Reception Hall

This space features an oak strip floor, a radiator, and a window on the side. It includes a smoke alarm, a range of LED downlighters, and a convenient under-stairs storage cupboard that houses the electric isolation units. There is also a door leading to the

Refitted Cloakroom

Features a two-piece suite with low-level W.C., a stylish wash basin with chrome mixer, a useful built-in storage cupboard, ceiling light, and a frosted window to the front.

Living Room

With oak strip flooring, a radiator and sash windows to the front, this room also features stylish wall panelling and a double-sided multi-fuel stove as a real focal point. Ceiling light, and double oak doors leading through to the next room.

Open Plane Dining Kitchen

With oak strip flooring and a feature double-sided wood-burning stove with oak mantel, opening through to the

Kitchen

Comprehensively fitted with a range of bespoke solid wood base units, topped with wood block work surfaces and ceramic tiled splashbacks. Belfast sink with a retractable chrome mixer tap and ceramic drainer, integrated dishwasher and washing machine, and space for a Rangemaster cooker with a matching illuminated extractor hood over. Vertical radiator, space for a slot-in tumble dryer, and room for a large upright fridge freezer, with windows to the side and rear.

Family Room

Open plan from the kitchen, with three-leaf white aluminium bi-folding doors opening out to the rear. Radiator, TV point, and a built-in bespoke solid wood storage cabinet, plus a window to the side and a ceiling light.

First Floor Landing

With a window to the side, a range of LED downlighters and a smoke alarm. Door to the airing cupboard with slatted shelving, and further doors leading off.

Double Bedroom One

With a sash window to the front, radiator and ceiling light, plus built-in wardrobes/cupboard with hanging rail.

Double Bedroom Two

With radiator and ceiling light, a built-in single wardrobe with hanging rail and storage over, and a window with lovely views over Bates Memorial Park.

Bedroom Three

With a sash window to the front, ceiling light and radiator, plus a built-in storage cupboard with fitted shelving.

Family Bathroom

Fitted with a modern white three-piece suite, including a low level W.C. and a wall-hung vanity wash hand basin with chrome mixer tap and drawers below. Panelled bath with glazed shower screen and mains-fed shower with rain head and chrome fittings. Stylish porcelain-style brick bond tiling to the walls and ceramic tiled floor, feature heated towel rail/radiator, LED downlighters, extractor fan and LED mirror, with a frosted window to the rear.

Second Floor Landing

With a ceiling downlighter and smoke alarm, door leading to

Double Bedroom Four

With two Velux windows to the front and a feature picture window enjoying lovely views across Bates Memorial Park and towards St John's spire. LVT flooring, built-in wardrobes into the eaves with hanging and shelving, additional eaves storage, radiator, and a feature flue from the log burner.

Second Floor Shower Room

Fitted with a luxury white three-piece suite, including a low level W.C. and a wall-hung vanity wash basin with cupboard below. Large walk-in shower enclosure with mains-fed shower, rain head and twin chrome fittings. Porcelain tiling to the floor and walls, extractor fan and LED downlighters, with a window to the rear.

Rear Garden

Enjoying a lovely south-facing rear aspect and not overlooked, with a gate leading directly onto Bates Memorial Park. Laid to low maintenance paving with well-stocked borders featuring a wide variety of shrubs and plants, plus an outside tap and courtesy light. Low-level picket fence and gate to the side, where there is a

Outside Toilet

With a W.C. and basin over and a chrome mixer tap, plus an electric heater.

Office Pod

To the rear of the property is a fully insulated pod, ideal for a home office or gym and currently used as a treatment room. With a window to the rear and French doors to the approach, it also benefits from power and lighting, attractive wood panelling, and a vanity basin with cupboard below. There is also digitally controlled electric underfloor heating installed.

Front

To the front of the property is a tarmac driveway extending down the side, with an inset lawned foregarden, low-level front wall, and established borders featuring a variety of shrubs and plants.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

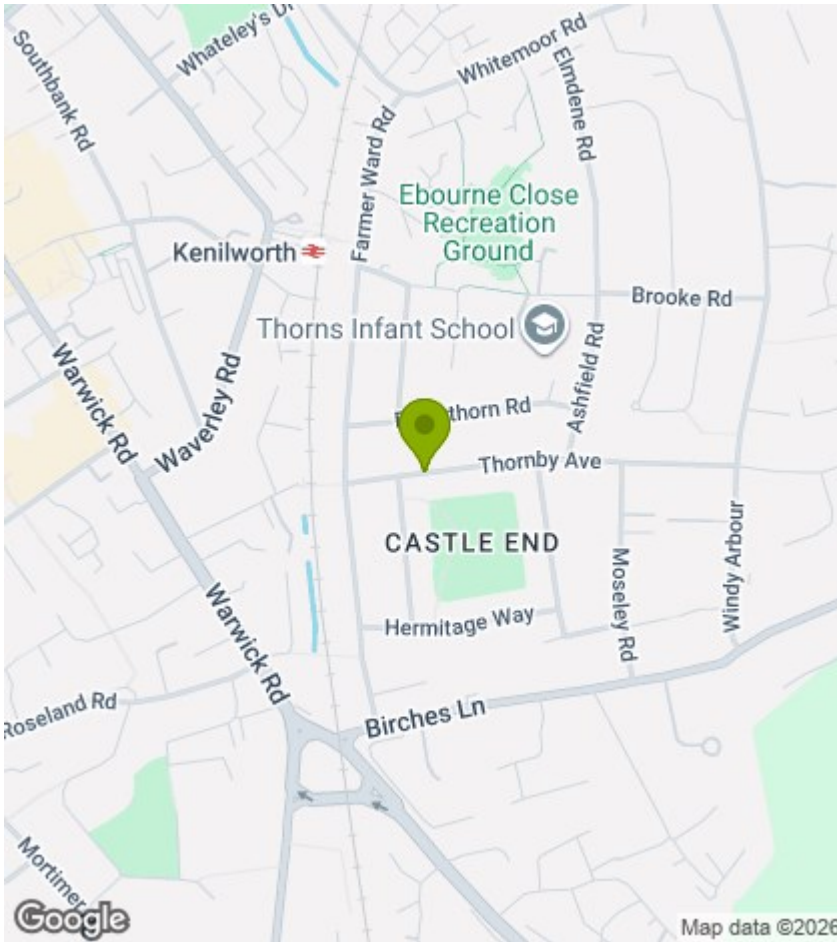
EE
Vodafone
Three
O2
Broadband

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

BT
Sky
Virgin

Fixtures And 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION
Thornby

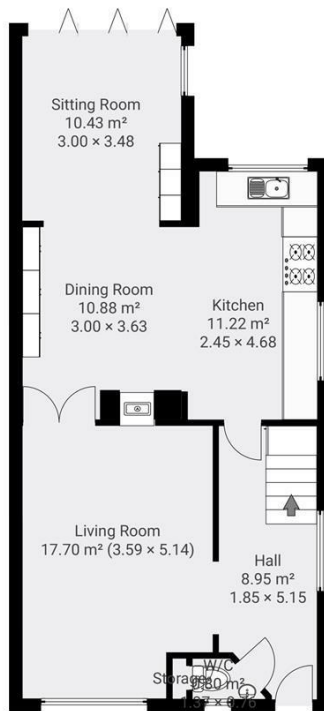
DETAILS
Total area: 133.55 m²
1437.52 sq.ft



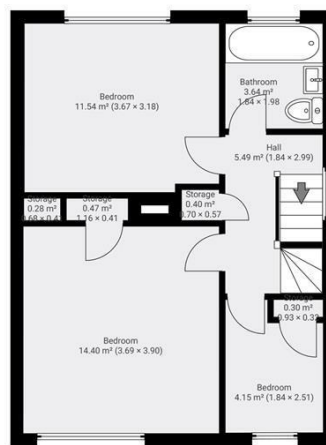
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. 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.

0.0 0.5 1.0 1.5 2.0 2.5m
1:76

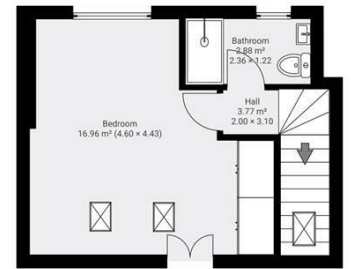
▼ Ground Floor TOTAL AREA: 60.13 m²



▼ 1st Floor TOTAL AREA: 40.63 m²



▼ 2nd Floor TOTAL AREA: 23.59 m²



▼ External TOTAL AREA: 9.20 m²

