



## Thornby Avenue, Kenilworth. CV8 2DT

£2,300 PCM

- Executive Five Bedroom Detached House
- Lounge with Wood Burning Stove
- Large Fitted Kitchen with Family Room
- Gardens to Three Sides
- Available 5th June 2026
- Master Suite with Dressing Area & En Suite
- EPC Rating C - 72
- Study, Utility and Dining Room
- Driveway & Garage
- Warwick District Council Tax Band F

# Thornby Avenue, Kenilworth. CV8 2DT

An extended five bedroom detached house with generous accommodation. With a large garden the property benefits double glazing, gas central heating and comprises a recessed porch, central hallway, through lounge and dining room with French doors onto the rear terrace and garden. There is a study, utility and large fitted kitchen and family room. From the kitchen is a rear lobby, cloakroom and integral garage. On the first floor is a master suite that comprises a bedroom, dressing room and four piece fitted bathroom suite. There are four further bedrooms and family bathroom. Outside the property has gardens to three sides and a driveway to the integral garage. The property is available 5th June 2026 on an unfurnished basis. Viewing recommended.



Council Tax Band: F



## RECEPTION HALL

With a staircase rising to the first floor landing, engineered wood flooring, radiator, picture rails and doors off to

## LOUNGE

17'11" x 11'8"

With a double glazed bay window to the fore, further double glazed window onto the side garden. Radiator, picture rails and a focal point provided by a fireplace set on a tiled hearth. Door into the dining room and double doors into the kitchen.

## DINING ROOM

11'6" x 9'5"

Engineered wood flooring, french doors onto the rear patio with further double glazed windows either side.

## STUDY

8'11" x 6'9"

Double glazed window to the fore, laminate flooring, radiator and a bookcase.

## FITTED KITCHEN

16'3" x 23'10"

Fitted with a comprehensive range of shaker style wall and base units. The base units have a wood block work surface over with an inset stainless steel sink unit set beneath the double glazed bow window to the rear. Included is a rangemaster oven with 5 burners, an undercounter fridge and an integrated dishwasher. Picture rails, ceiling downlighting, radiator and opening into the family area.

## FAMILY AREA

French doors onto the rear patio, further double glazed window to the rear, radiator and a sliding door into the utility.

## UTILITY ROOM

8'11" x 6'9"

Further shaker style wall and base units with a wood block work surface. Inset stainless steel sink unit set beneath the double glazed window to the fore. Pantry unit, integrated fridge and a washing machine. Tiled flooring and a radiator.

## REAR HALLWAY

Frosted double glazed entrance door, radiator, stable door into the family area and doors into the garage and cloakroom.

## CLOAKROOM

With a close coupled wc, wall hung wash hand basin, radiator and frosted double glazed window.

## LANDING

Access to loft void, picture rails and doors off to

## MASTER SUITE

12'2" x 13'4"

Twin double glazed windows to the fore with radiators beneath, reading lights and a door into the dressing room.

## DRESSING ROOM

6'2" x 13'4"

With his and hers wardrobes that have full and half height hanging, drawer units and shelving. Velux windows and a radiator. Door into the en suite

## LUXURY BATHROOM

6'8" x 13'4"

With underfloor heating, a freestanding bath with waterfall tap, concealed cistern wc, wall hung his and hers vanity sinks and a walk in shower cubicle with a thermostatic rainfall shower. Tiled floors and splashbacks. Downlighting and twin frosted double glazed windows to the rear.

## BEDROOM TWO

11'1" x 10'6"

Five double glazed bay window to the fore with a radiator beneath. Picture rails and fitted sliding wardrobes with hanging and shelving.

## BEDROOM THREE

11'7" x 11'8"

With a double glazed window to the rear with a radiator beneath and picture rails.

## BEDROOM FOUR

8'5" x 9'5"

Double glazed bay window to the rear garden with a radiator beneath. Fitted wardrobe and cupboard to one wall and picture rails.

## BEDROOM FIVE

8'10" x 6'11"

With a double glazed window to the fore, radiator and picture rails.

## FAMILY BATHROOM

Fitted with a white suite that comprises a cast iron bath with mixer shower, half pedestal wash hand basin and a wall hung WCA's. Radiator, part wood panelling and tiled floor and splashbacks. Medicine cabinet and a velux window.

## REAR GARDEN

Directly from the rear of the property you step onto two paved terraces with mature shrub borders. Steps take you down to the formal side garden which is enclosed with panelled fencing and is mainly laid to lawn with shrub borders.

## GARAGE

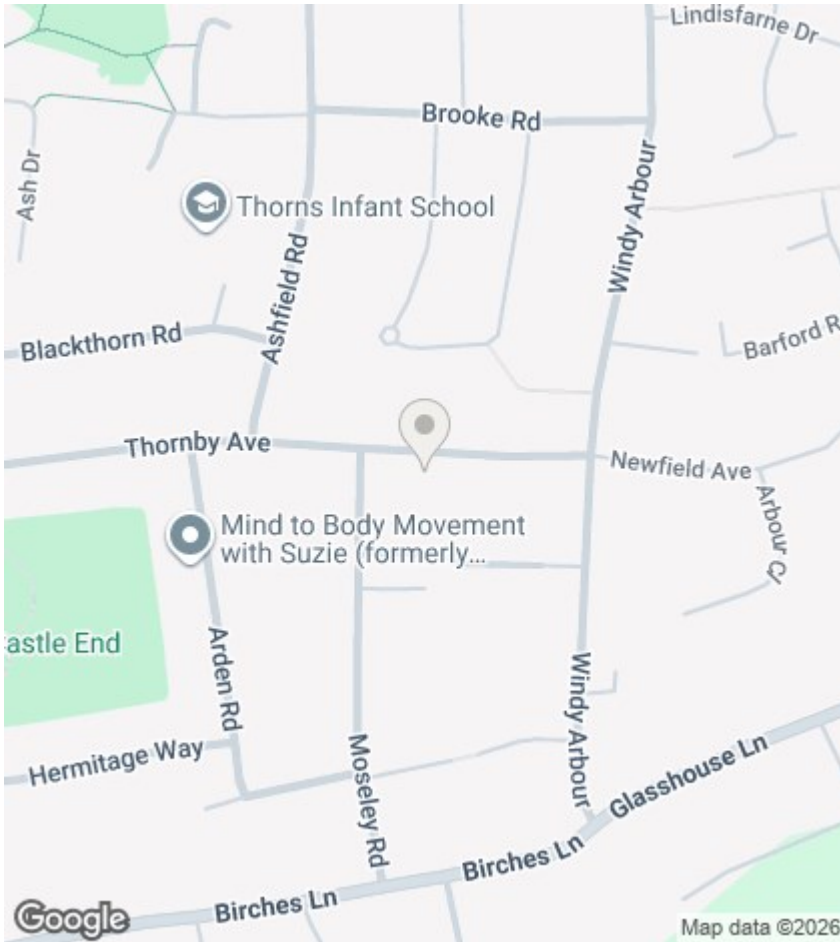
17'1" x 7'9"

With twin doors, power and lighting laid on.

## DEPOSIT INFORMATION

The Security Deposit is equivalent to 5 weeks rent which would be £2,538 on this property.

The Holding Deposit is equivalent to 1 weeks rent which would be £507 on this property.



## Viewings

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

## EPC Rating:

C

