



## Bullimore Grove, Kenilworth

Asking Price £850,000

- An Imposing Five Bedroom Detached House
- Refitted Breakfast Kitchen & Utility
- Newly Fitted Bathrooms & Cloaks
- Attractive Gardens & Outlook
- Highly Desirable Location
- Through Lounge With Feature Fireplace
- EPC Rating D - 59
- Double Detached Garage & Driveway
- Further Study & Dining Room
- Warwick District Council Tax Band G

# Bullimore Grove, Kenilworth CV8 2QF

An increasingly rare opportunity to purchase an executive detached house on this highly regarded development on the fringe of Kenilworth Town Centre. The property is set back from the road and is approached across a shared driveway that leads to the detached double garage. You enter into a central hallway from the recessed porch. From the hallway a dog leg staircase rises to the first floor landing. Throughout the ground floor there is quality engineered wood flooring and extensive accommodation that comprises a cloakroom, dual aspect lounge with feature fireplace and French doors onto the rear gardens. To the front of the property is a study, rear dining room and a generous refitted breakfast kitchen. The kitchen has high gloss units, a Rangemaster oven and integrated appliances. The ground floor is completed by the utility room. On the first floor are five well proportioned bedrooms. The principal bedroom has a dressing area and refitted en suite shower room. The four piece family bathroom has also been refitted. Outside is an attractive fore garden with mature shrub borders. A pathway leads to the rear garden with twin terraces and the remainder is mainly laid to lawn with shrub and floral borders. The property is on the southern fringe of Kenilworth Town Centre and offers excellent communication with ease of access to Leamington, Warwick and the wider area via the A46/A45 and M42 motorway only a short drive from the property. Viewing is highly recommended to appreciate this fine family home.



Council Tax Band: G



## The Approach

The property is set back from Bullimore Grove with mature hedging and trees. There is parking for a number of vehicles in front of the double garage. You approach across a block paved pathway, that continues to the side of the property to the canopied porch.

## Entrance Hall

You enter through a wood door with glazed side light window. Having an engineered wood flooring, radiator and a dog leg staircase rising to the first floor landing with an understairs cupboard. Doors lead to the reception room, kitchen and cloakroom.

## Cloakroom

Refitted with a white close coupled wc and a vanity wash hand basin. Radiator, frosted window and engineered wood flooring.

## Study

9'5" x 10'8"

Having a window to the front with a radiator beneath and engineered wood flooring.

## Lounge

22'8" x 11'11"

With French doors and side light windows onto the rear garden and patio. Engineered wood flooring and a focal point provided by a marble fireplace with an Adams style surround housing a living flame fire. Radiator and double doors into the dining room.

## Dining Room

15'3" x 9'4"

With double doors from the hallway and further doors into the breakfast kitchen. Engineered wood flooring, window to the rear and a radiator.

## Breakfast Kitchen

22'7" x 15'3"

The kitchen has been refitted with cream shaker style wall and base units. The base units have a contrasting granite counter with an undercounter sink with mixer tap. Matching upstands and window sill. Integrated wine cooler, fridge freezer and dishwasher. Rangemaster stove with a matching extractor hood. The wall. Mounted units have pelmet lighting below. The kitchen opens into the breakfast

area with a continuation of the engineered flooring and a window to the rear with a radiator beneath. A door leads into the utility room.

## Utility Room

10'4" x 5'7"

Window and door to the rear garden and a double base unit with work surface over with an inset stainless steel sink unit with a monobloc tap. Tiling to splashbacks, plumbing for washing machine and space for a fridge freezer and tumble dryer.

## Landing

With a window on the turn and a further window on the landing with a radiator beneath, airing cupboard and all doors off to:

## Bedroom One

22'8" x 16'0"

With windows to dual aspects, fitted wardrobes with a bedside cabinet and a radiator. The bedroom opens into the dressing area with a bank of fitted wardrobes and a corner display cabinet. Radiator and door into the en-suite.

## En-Suite Shower Room

With a generous corner shower cubicle, close coupled wc and a wall hung vanity wash hand basin with shaver point and mirror. Tiling to splashbacks, frosted window to the rear and a chrome heated towel rail.

## Bathroom

Refitted with a white suite that comprises a panelled bath with mixer shower, pedestal wash hand basin, close coupled wc and a shower cubicle with a thermostatic shower. Tiled to half height, chrome heated towel rail, shaver point and a frosted window to the rear.

## Bedroom

12'9" x 10'7"

Window to the rear with a radiator beneath and built in wardrobes.

## Bedroom

9'8" x 10'7"

Windows to dual aspects, radiator and built in wardrobes to one wall.

### **Bedroom**

9'5" x 10'8"

Dual aspect windows and a radiator.

### **Bedroom**

8'4" x 9'11"

Window to the fore and a radiator.

### **Double Garage**

The detached double garage has twin up and over doors. There is power and lighting and a communicating door into the rear garden

### **Rear Garden**

With twin patio's directly off the property. The garden is mainly laid to lawn with formal shrub borders and it is enclosed with panelled fencing.

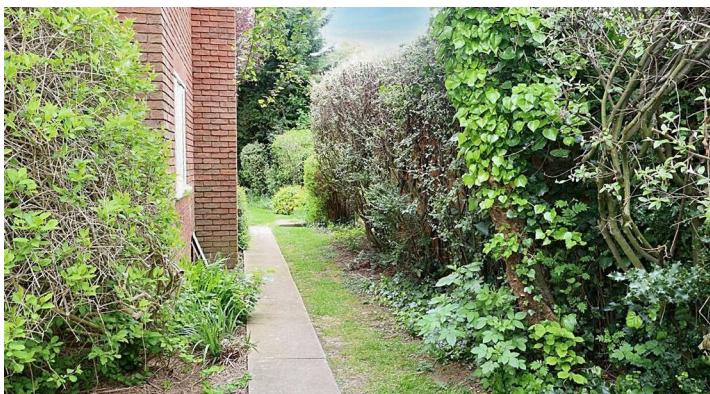
### **Services**

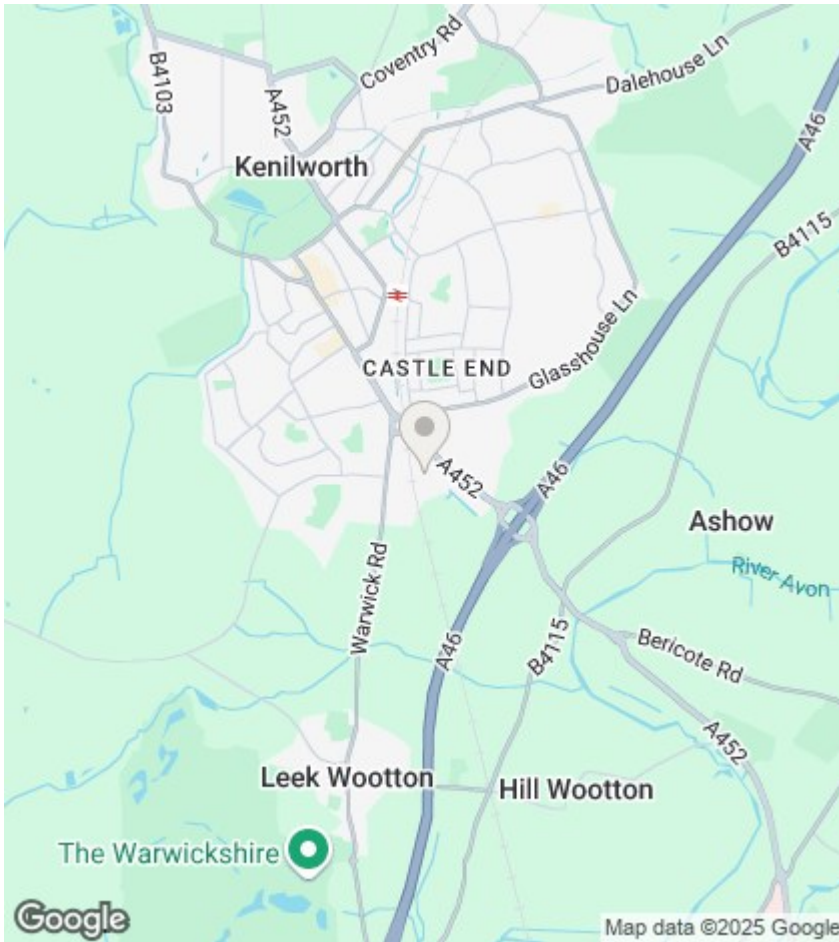
All mains services are connected,.

### **Fixtures and Fittings**

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







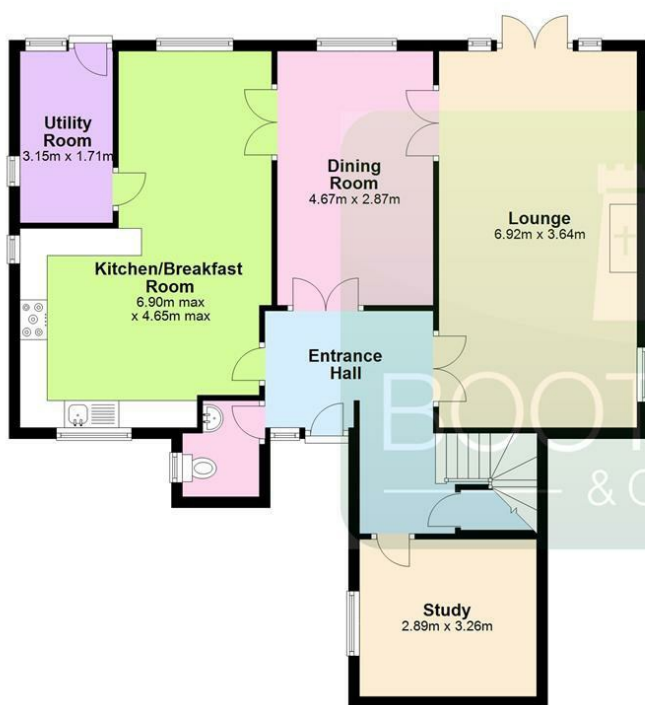
## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor



First Floor

