



Vistar, 12A Amherst Road, Kenilworth, Warwickshire, CV8 1AH

£800,000

- Individual Four Bedroom Detached House
- Stunnig Dining Kitchen With Utility Room
- EPC Rating C - 69
- Three Well Appointed Bathrooms/Shower Rooms
- Driveway & Garage With Remote Door
- Offered With No Upward Chain
- Attractive Rear Lounge And Study
- Four Well Proportioned Bedrooms
- Double Glazed And Underfloor Heating Throughout
- Warwick District Council Tax Band G

12A Amherst Road, Kenilworth CV8 1AH

This individually designed occupies an enviable position on Amherst Road and was constructed approximately 20 years ago and boasts under floor heating throughout as well as hardwood double glazing. The property has a large driveway that provides parking for a number of vehicles and leads to the integral garage and front canopied porch. The entire ground floor of the property has both tiled and engineered wood flooring. You enter into a spacious hallway with a dog leg staircase to the first floor vaulted landing, cloakroom and all doors radiating off to the principal room. The sitting room has a deep seven window bay onto the rear garden, this bay is mirrored on the dining area and creates an attractive symmetry to the rear of the property. The sitting room also benefits a stone fireplace, a wood burning stove and floor to ceiling curved hardwood double doors from the hallway and into the kitchen. A striking feature evident in the lounge is the curved walls, so with under floor heating allow this room to be arranged in any number of ways. Leading into the kitchen with its comprehensive range of light oak units with granite counters and wall mounted display cabinets. The kitchen incorporates a four oven/six burner Aga Range Cooker, integrated dishwasher and fridge freezer. To the front are French doors and enjoying views into the garden is the dining area from the bay window. The ground floor is completed with a fully fitted office, again with French doors to the front. On the first floor is the vaulted landing with wall lights and all doors radiating to the four bedrooms, all with built in wardrobes. Both the master and principal guest bedroom have en suite bathrooms, whilst bedroom three and four enjoy a Jack & Jill shower room. All bathrooms are fully tiled and fitted with quality porcelain. Outside is an attractive rear garden and patio.



Council Tax Band: G



Entrance Hall

The generous hallway is accessed through a double glazed door with matching side light window. Tiled floor, boxed storage cupboard, ceiling downlighting, dogleg staircase rising to the first floor landing and doors off to:

Sitting Room

Floor to ceiling curved hardwood doors lead you into the sitting room with engineered wood flooring, deep double glazed seven window bay onto the rear garden with door opening onto the patio. A focal point is provided by a stone fireplace with matching hearth, recessed storage with lighting and framing for a flat screen tv flank the wood burning stove. Further full height curved door leads into the dining kitchen.

Dining Kitchen

With a continuation of the tiled flooring the kitchen is comprehensively fitted with a range of light oak wall and base units. The base units have a green bevelled edge granite work surface with a double bowl under counter sink unit with mixer tap and a filtered water tap. Complimentary tiling to splash backs with recessed chrome plated power points. Incorporated within the kitchen is a four oven/six burner Aga, fridge freezer, dishwasher, and pan drawers. Within the wall units are lit display cabinets and pelmet lighting. There are French doors to the fore and a symmetrical seven window bay onto the rear garden and patio. The door from the hallway swings a full 180 degrees to act as a hardwood screen for the bookcase within the dining area.

Study

Leading from the main hallway with French doors onto the front elevation, tiled flooring and fitted with a range of fitted office furniture to include a desk, filing cabinets, cupboards, shelving and downlighting.

Landing

With vaulted ceiling having four Velux roof lights with rain sensors, hardwood bannister with matching spindles, wall lights, window to the fore and doors off to

Bedroom one

With a window to the rear and a bank of fitted

hardwood wardrobes to one wall with ample hanging and shelving, two wall lights and ceiling downlighting. Further storage and a door into the en-suite.

En Suite Bathroom

Fitted with a white suite that comprises a deep spa bath set beneath the window to the rear. Concealed cistern wc, his and hers vanity wash hand basins with mirror and vanity lighting over. Tiled flooring and to full height to splashbacks. Two heated towel rails, built in linen baskets, cupboards and an extractor.

Bedroom Two

Currently used as a second home office and with a dormer window to front elevation, two wall lights and downlighting. Fitted wardrobes to one wall and a door into the en suite.

En Suite Bathroom

With a white suite that comprises a panelled bath with a thermostatic shower over and shower screen, half pedestal wash hand basin with mirror and vanity lighting over and a concealed cistern wc. Tiled flooring and to full height to the splashbacks. Velux window, extractor and a heated towel rail.

Bedroom Four

Window to the front elevation, fitted wardrobe, downlighting and a door into the Jack and Jill bathroom.

Jack & Jill Shower Room

With an oversized walk in shower cubicle with a thermostatic shower, half pedestal wash hand basin with a vanity mirror and lighting and a concealed cistern wc. Tiled to full height and flooring. Window to the side, extractor and a heated towel rail.

Bedroom Three

Window and velux to the rear, built in wardrobe and downlighting. Communicating door into the Jack and Jill bathroom.

Cloakroom

With a wall hung wc with a concealed cistern and a wash hand basin with monobloc tap, tiled flooring and a frosted window to the fore.

Rear Garden

There is an attractive paved terrace directly off the

property that leads onto the formal lawn with attractive well stocked borders. There is an outside tap and power point, a small sun lounge area and it is enclosed with panelled fencing.

Utility Room

With a hardwood entrance door and having further light oak units to wall and base. The base units have a roll topped work surface over with an inset single drainer stainless steel sink unit with mixer taps set beneath the window to the rear. Space and plumbing for automatic washing machine and tumble dryer

Garage

With an automated up and over door. Having power and lighting laid on and housing the combination boiler. Door from the garage into the rear garden.

Tenure

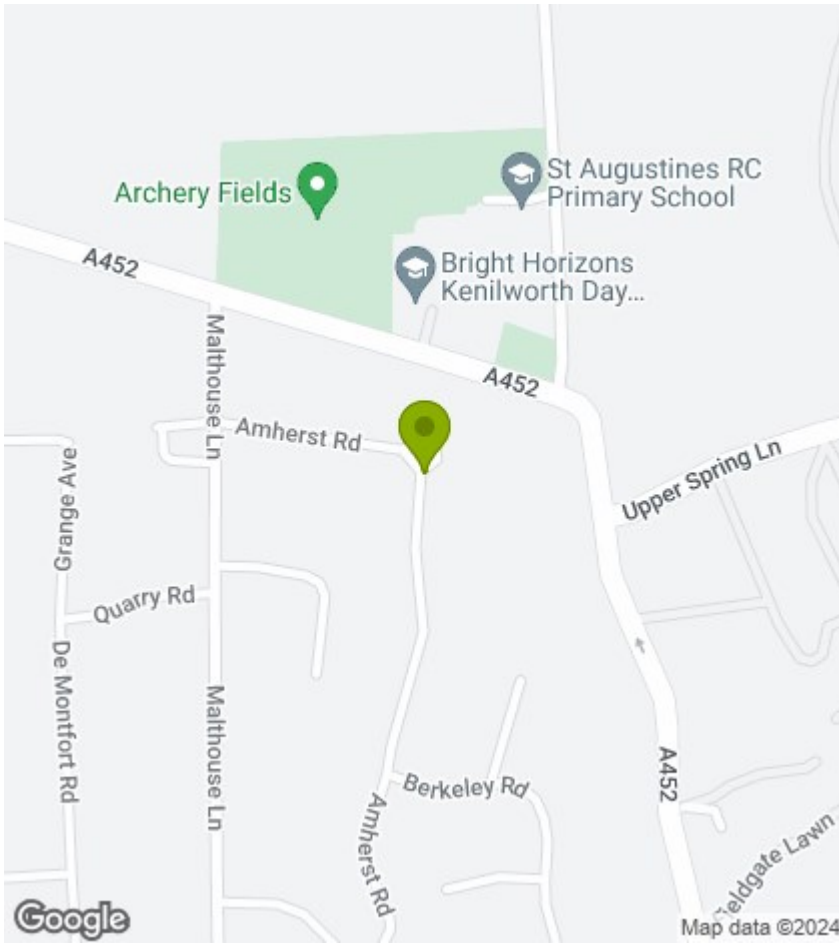
The property is Freehold

Services

All mains services are connected.







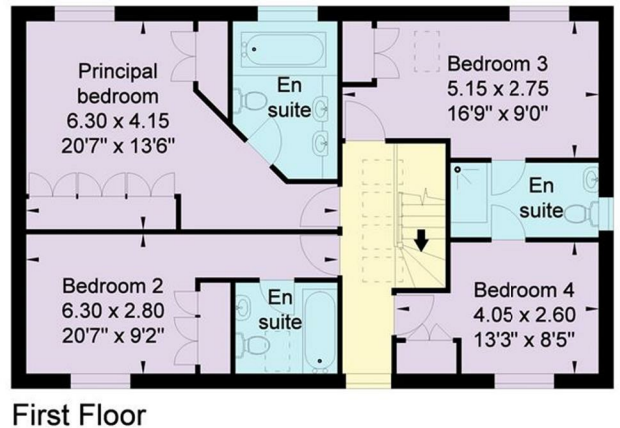
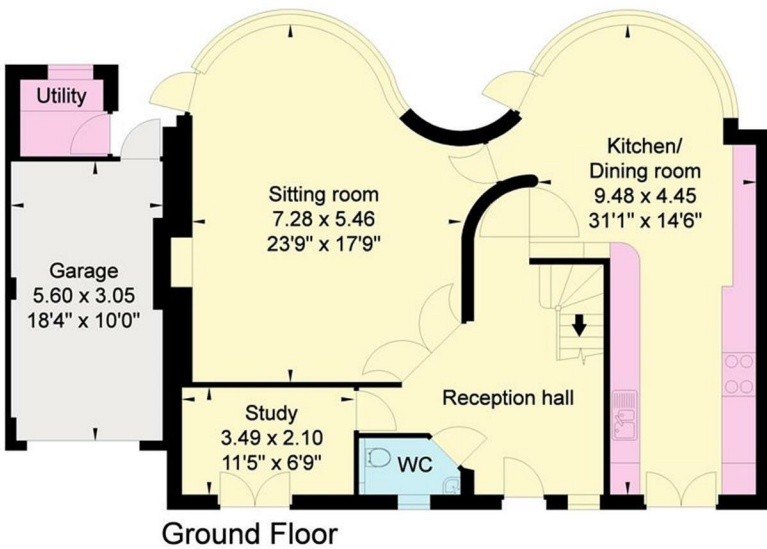
Viewings

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)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Vistar 12a Amherst Road Kenilworth

APPROXIMATE GROSS INTERNAL FLOOR AREA:
202 sq m (2,176 sq ft) inc. Garage/Utility
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