



Byrne House Pears Close, Kenilworth, CV8 1BS

Offers Over £975,000

- Luxury Modern Four Bedroom Detached House
- Open Porch, Reception Hall & Cloakroom
- Refitted Bespoke Italian Kitchen With Island & Utility Room
- Four Double Bedrooms-Two Ensuites
- Integral Garage Parking & Rear Garden
- Fantastic Old Town Cul De Sac Location
- Energy Rating B - 87
- Family Area
- Luxury Four Piece Family Bathroom
- Warwick District Council Tax Band G

Byrne House Pears Close, Kenilworth CV8 1BS

A superb four bedroom detached house located in quiet cul-de-sac next to Old Town. Byrne house is one of four quality detached houses located in this private road. The accommodation with the latest building specification and technology has two solar PV panels, Yale smart home alarm and Yale smart lock entrance door. Lightwave smart lighting controls and oak veneer internal doors with satin chrome ironmongery comprises; open porch, reception hall, living room, separate study, impressive refitted bespoke Italian breakfast kitchen with island with family room off, utility, and direct access to the garage. The ground floor has zoned underfloor heating and light wave smart lighting controls available from your smart phone. To the first floor there are four double bedrooms two with en-suites as well as a luxury four-piece family bathroom with freestanding bath leading off a spacious landing. Outside a fully enclosed rear garden mainly laid to lawn and patio. Driveway parking Viewing is essential.



Council Tax Band: G



Approach

Over a tarmacadam and block paved driveway with a path leading to an open porch with LED down lighters and grey composite front door with full height double glazed inset into the

Hall

6'6" x 19'8"

With quality porcelain tiles and zoned under floor heating, LED down lighters, mains operated smoke alarm, beautiful oak and glazed stairs rising to the first floor, useful under stairs storage cupboard with light, door to the

Cloakroom

Luxury two piece Porcelanosa white suite with low level w.c, wall mounted wash hand basin with central mixer tap, porcelain tiles to walls and floor with under floor heating and dual electric chrome towel rail, extractor fan, automatic LED down lighters.

Living Room

10'7" x 15'3"

With Karndean flooring, double glazed window to front, LED down lighters fitted shutters.

Study

10'7" x 6'1"

With double glazed window to side and LED down lighters, Karndean flooring, range of built in bespoke office furniture with quality dark blue units with marble effect square edged work surfaces.

Refitted Dining Kitchen

28'6" x 15'11"

Quality refitted imported Italian style kitchen with 30 mm quarts work surfaces with contrasting island unit with excellent storage and 3 stool breakfast bar. Integrated appliances to include, Neff induction hob, Neff fan assisted oven with microwave oven above, NEFF double fridge and freezers, built-in pantry cupboard, under pelmet LED lighting, one and a half bowl stainless steel sink with chrome mixer tap, porcelain tiles to floor with under floor heating, three leaf grey aluminium bifold doors and full height window to the patio, LED downlighters, smoke alarm, opening to the

Family Area

With grey Aluminium bi-fold doors onto the patio, LED down lighters, space for a sofa and dining table, digital underfloor heating set on porcelain floor tiles.

Utility Room

8'10" x 3'10"

With matching black base and wall unite with space and plumbing for washing machine and separate dryer, quality 30mm Quartz work surfaces with matching up stands, wall mounted electric isolation unit, composite side door, porcelain tiles to floor, door to

Garage

10'7" x 20'0"

With electric up and over door to the front, power and light connected with connecting door to the utility, LED light, wall mounted Glow-worm boiler servicing the hot water and central heating.

First Floor Landing

With double glazed window to front, LED down lighters, access to insulated and boarded loft space with retractable ladder (scope to make this into further room subject to planing) , airing cupboard with Tempest pressurised hot water cylinder.

Double Bedroom One

17'3" x 10'9"

With a range of built in white high gloss wardrobes to one wall with hanging and shelving, Juliet balcony, double glazed window with fitted blinds to both, two radiators, door to the

Ensuite

With a three-piece white suite with wall mounted low level w.c, wall hung wash hand basin, large walk in shower cubicle with mains fed shower and twin chrome shower attachments and rain shower head, grey porcelain tiles to walls and floor, heated chrome towel rail, opaque double glazed window to side, LED anti. Ist mirrore vanity cabinet.

Double Bedroom Two

10'11" x 14'0"

With double glazed window to front, radiator, door to the

Ensuite

With a three piece Porcelanosa white suite with low level w.c, wall mounted wash hand basin, walk in shower cubicle with mains fed shower with matching chrome attachments and rain shower head, heated chrome towel rail, matching grey porcelain tiles to floor and walls.

Double Bedroom Three

10'3" x 12'5"

With double glazed window to rear, range of quality built in bedroom furniture to one wall with wardrobes and draws, matching desk and shelves above, radiator and ceiling light.

Double Bedroom Four

10'10" x 9'8"

With double glazed window to front and radiator, built in white high gloss style wardrobes with matching draws below, and fitted shutters to the windows.

Family Bathroom

Luxury Porcelanosa four piece white suite with low level w.c, wall hung wash hand basin, freestanding bath with feature wall hung chrome taps and mixer, large walk in shower cubicle with mains fed shower with twin chrome shower

attachments and rain shower head, luxury grey porcelain tiles to walls and floor, heated chrome towel rail, LED down lighters, extractor fan, LED anti mist mirror, opaque double glazed window to side.

Rear Garden

Fully enclosed by perimeter fencing, mainly laid to lawn with patio and secure gated access to either side of the property, outside courtesy lighting, power point and tap.

Tenure

The property is Freehold.

Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures & 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(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	



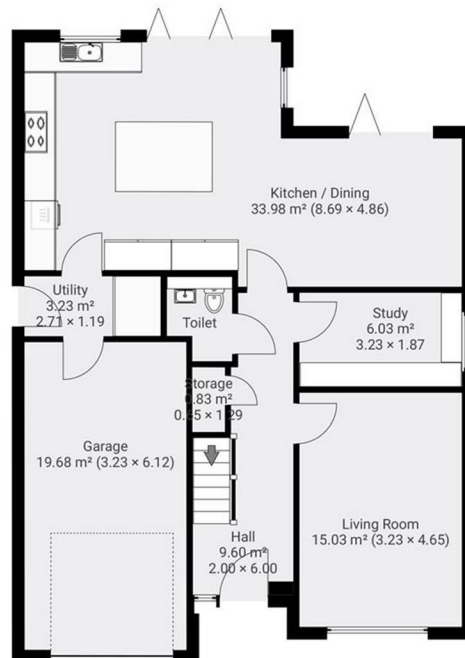
LOCATION
Byrne House

DETAILS
Total area: 167.76 m²
1805.57 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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▼ Ground Floor TOTAL AREA: 90.27 m²



▼ 1st Floor TOTAL AREA: 77.49 m²

