



Ashfield Road, Kenilworth, CV8 2BE

Offers Over £675,000

- Attractive Three/Four Bedroom Detached House
- Energy Rating D - 68
- Great Open Plan Living Space
- Double Glazing And Gas Central Heating Throughout
- Garage
- Breakfast Kitchen And Utility
- Downstairs Shower Room
- Warwick District Council Tax Band E
- En-suite And Three Piece Bathroom
- Attractive West Facing Garden

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A beautifully appointed, quality three/four-bedroom house in a highly desirable Kenilworth location offering the perfect home for modern living. The comprehensively redesigned property offers flexible accommodation over two floors and comprises; open pitched porch, reception hallway, storage cupboard, shower/cloakroom w.c, Large second living room which could be used as a downstairs double bedroom, Large open plan kitchen and lounge with dual aspect large windows that invite natural light to fill the living spaces, utility room, office. To the first floor there are three double bedrooms, three-piece bathroom and a quality en-suite shower room off the principal bedroom. Outside attractive manageable landscaped rear garden and to the front large block paved driveway leading to a single garage. The property benefits from gas fired central heating, double glazing and no onward chain.



Council Tax Band: E



Approach

Over a block paved driveway to an open pitched tiled canopy porch with matching and low level walls with wrought metal railing surrounds, double glazed front door with courtesy lighting.

Hall

Spacious reception hallway with engineered timber flooring, two ceiling lights, feature vertical radiator, useful under stairs storage area with lighting, stairs rising to the first floor with new carpet, door to the

Open Plan Kitchen

12'5" x 18'3"

Breakfast area with space for large breakfast or dining table, engineered timber flooring, two double glazed French doors overlooking the west facing rear garden, opening to the kitchen area comprehensively refitted with a range of flat panel matching base and wall units with rounded edged work surfaces with tiled splash back and multiple power sockets, integrated Electrolux appliances to include single fan assisted oven with second oven, four ring induction hob with glass splash back and stainless steel illuminated extractor hood above, space for fridge freezer, integrated dishwasher, stainless steel one and a half bowl sink with chrome mixer tap, double glazed window to rear, door to the

Utility Room

Comprehensively fitted with a range of matching units with rollover worktop, washing machine, Belfast sink with chrome tap, opaque double glazed window and fan extractor.

Office

6'0" x 7'3"

With double glazed window to rear elevation, radiator and central ceiling light with multiple power sockets.

Lounge/Bedroom Four

13'7" x 10'10"

With double glazed windows overlooking the front elevation, carpeted flooring, central ceiling light and power sockets. This room provides flexible accommodation as either an additional lounge or a ground floor double bedroom making use of the shower room close by.

Downstairs Shower Room

Fitted three piece white suite with low level encased w.c, vanity wash hand basin with matching cupboards below, large walk-in shower enclosure with panel glazed screen with Triton electric shower with extractor fan above, porcelain tiles to walls and luxury vinyl flooring, radiator, opaque double glazed window to side, central ceiling light.

First Floor Landing

With central ceiling light and doors to

Main Bedroom

15'3" x 12'5"

With dual aspect double glazed windows to front and back (two being Velux), radiator, two ceiling lights, fitted cabinet and wardrobe. Access to useful dressing room with hanging rail and door off to

En-Suite

With a three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below, large walk in mains fed shower cubicle with a full width opening door with chrome shower attachments and mixer, ceramic tiles to walls, luxury vinyl flooring, radiator, wall mounted mirror opaque double glazed window to front, extractor fan.

Bedroom Two

With double glazed windows overlooking front with radiator below, multiple power sockets, central ceiling light and a large fitted wardrobe.

Family Bathroom

With a three piece white suite with low level w.c, vanity wash hand basin with matching cupboard below, panelled bath with mains fed shower over, tiles to walls, towel rail, extractor fan, radiator, opaque double glazed window to rear.

Bedroom Three

Double glazed window overlooking rear elevation and further Velux window, two ceiling lights, radiator, multiple power sockets and fitted wardrobe and shelving.

Rear Garden

Beautifully laid out West facing garden which allows

enjoyment of the afternoon sun, fully enclosed by perimeter fencing, predominately laid to lawn with edging borders with a variety of shrubs and plants, full width quality timber decking and pathways leading to the double sided gated access, outside courtesy lighting, electric point and outside cold water tap with further timber pedestrian gate out on to Brooke Road.

Garage

With timber barn garage doors to the front, fuse board, Megaflo system, Worcestershire Bosch wall mounted boiler, power and light connected.

Front

To the front of the property is a spacious block paved driveway with parking for four vehicles or more with perennial plants borders surround.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

101 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

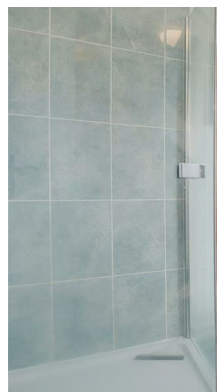
Fixtures and Fittings

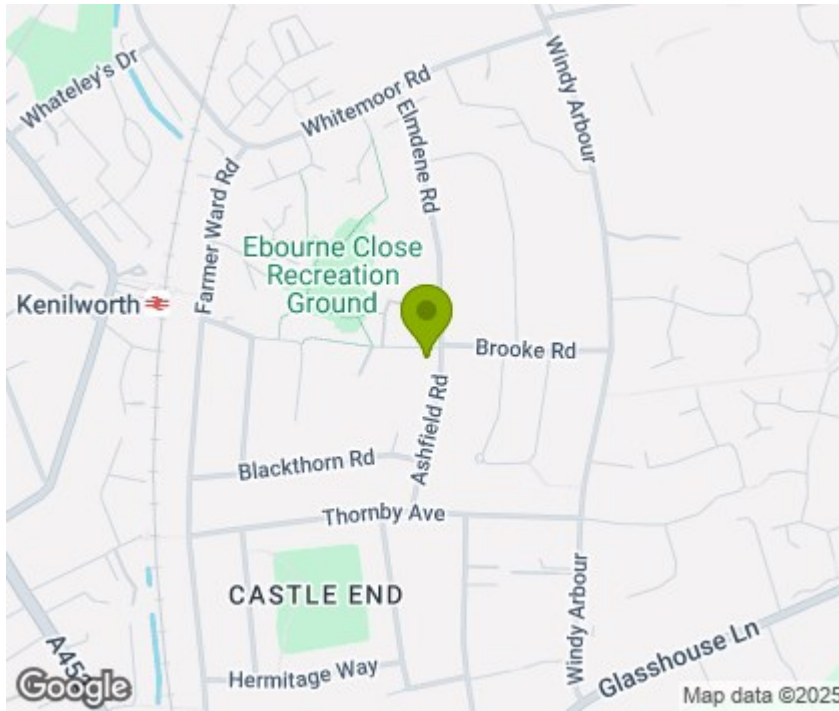
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Tenure

The property is Freehold







Viewings

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

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 178.2 sq. metres