



## 12 Rounds Hill

Kenilworth, CV8 1DU

£595,000

- Four Bedroom Semi Detached House
- Fully Renovated And Redesigned
- Underfloor Heating To Ground Floor
- Large Open Plan Kitchen





## THE PROPERTY

A comprehensively renovated and redesigned, extended, quality four bedroom semi detached house located close to open countryside and within the St Johns/Clinton Primary School catchment. The property is offered for sale with no onward chain and under floor heating to the ground floor. This stunning home comprises: open canopy porch, spacious reception hallway, separate living room, large open plan extended family kitchen/dining room, separate utility/w.c. To the first floor there are three bedrooms, and a quality large family bathroom, to the second floor a superb master bedroom with Juliet balcony and quality en suite shower room. Outside is a single garage, porcelain patio with seamless threshold from the bi fold doors overlooking a mature enclosed garden that is not overlooked with established ash trees and lawns. To the front is a gravelled and block edged driveway with planted borders with parking for three/four cars. Viewing is highly recommended.

## APPROACH

Over a block edged and gravelled driveway to an open canopy porch with full height frosted glazed window, quality oak door with matching full height inset into the

## RECEPTION HALL

With vaulted entrance with LED down lighters, seating area, quality porcelain tiles to floor frosted double glazed window to side, further LED down lighters, stairs rising to the first floor, door into the

## LOUNGE

12' 11" x 11' 11" (3.94m x 3.64m) With double glazed window to front, range of LED down lighters, range of double power points with central t.v point and power socket for wall mounted t.v, double doors into the open plan kitchen.

## KITCHEN/DINING ROOM

21' 10" x 23' 6" (6.68m x 7.17m) Kitchen area comprehensively and beautifully fitted with a range of light grey matt base units with 30mm quartz work surfaces with matching high stands, feature island unit with under mounted twin bowl ceramic sink and chrome mixer tap set in quality marble effect quartz work surfaces, space for american fridge freezer, wine chiller, matching twin AEG under counter fan assisted oven with grill and five ring AEG hob with concealed extractor above, two frosted high level double glazed windows to side, LED down lighters, mains smoke alarm, opening to the

## FAMILY/DINING AREA

With vaulted ceilings and two velux roof windows, beautiful five leaf aluminium bi fold doors overlooking the seamless threshold and porcelain patio, space for large breakfast/dining table, space for sofas, porcelain flooring throughout all set with under floor central heating, door to the utility room .

## UTILITY/CLOAKROOM

7' 10" x 6' 9" (2.40m x 2.07m) With a back to wall w.c, pedestal wash hand basin, quartz marble work surfaces with matching upstands, grey base cupboards, space and plumbing for washing machine and separate dryer, black porcelain tiles to floor with digital under floor heating, extractor fan, LED downlighters, frosted double glazed window to side.

## FIRST FLOOR LANDING

With matching banister rail and spindles, frosted double glazed window to side, LED downlighters, smoke alarm door to

## DOUBLE BEDROOM ONE

12' 9" x 11' 0" (3.90m x 3.36m) With double glazed window to front with a glimpse of open fields beyond, radiator, ceiling light, range of double power points, t.v point, smoke alarm.

## DOUBLE BEDROOM TWO

12' 2" x 11' 0" (3.71m x 3.36m) With double glazed window overlooking the rear garden, radiator ceiling light, range of double power points, t.v point, smoke alarm.

## BEDROOM 4/STUDY

5' 10" x 7' 0" (1.78m x 2.14m) With double glazed window to front, range of power points, radiator.

## LARGE FAMILY BATHROOM

9' 3" x 7' 0" (2.82m x 2.14m) Beautiful four piece family bathroom with matching marble tiles to walls and floor, frosted double glazed window, LED down lighters, low level w.c, wall hung wash hand basin with feature wall mounted central mixer tap, freestanding bath with central mixer tap wall mounted, walk in large shower cubicle with attractive glass tiles to splashback with rain shower head and matching chrome attachments, porcelain tiles, heated towel rail.

## SECOND FLOOR LANDING

With velux roof window, LED down lighters, door to the

## MASTER BEDROOM

18' 6" x 14' 4" (5.64m x 4.38m) With a beautiful Juliet balcony with double french doors overlooking the garden, large velux to front offering countryside views, matching vertical radiators either side, range of LED down lighters, power points, t.v point, useful eaves storage, door to the

## EN SUITE SHOWER ROOM

With a luxury four piece white suite with low level encased w.c, wall hung wash hand basin with chrome mixer wall mounted, free standing bath with wall mounted chrome mixer and taps, walk in shower cubicle with glass tiled splashback with rain shower head and matching chrome mixer off the boiler, frosted double glazed window to rear, extractor fan, LED downlighters, heated chrome towel rail, extractor fan, LED anti mist mirror.







#### **GARAGE**

14' 6" x 9' 3" (4.43m x 2.84m) With electric up and over door to the front, power and light connected also housing the electric isolation unit and electric and gas meters, also housing the Baxi Platinum condensing boiler with pressurised hot water cylinder, double glazed door to side.

#### **REAR GARDEN**

Fully enclosed by perimeter fencing and screening, mature hedging with full width porcelain patio, lawned garden with three mature ash trees, the garden is not overlooked.

#### **FRONT**

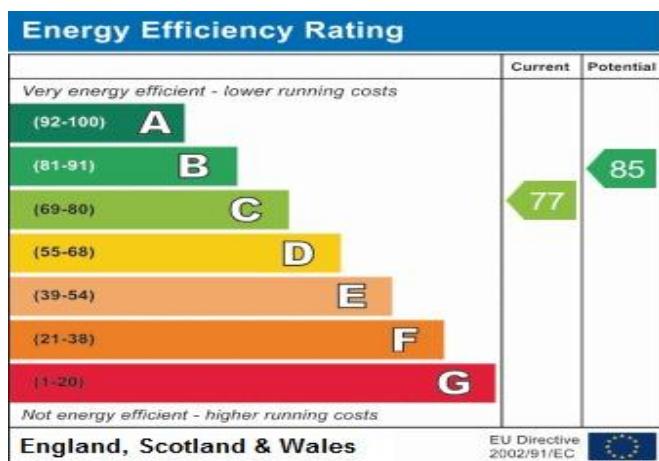
To the front of the property is a block edged and gravelled driveway with white rendered dwarf wall.

#### **FIXTURES AND FITTINGS**

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



Total area: approx. 163.0 sq. metres



#### COUNCIL TAX BAND

Tax band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

T: 01926 857244  
E: [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)  
W: [www.boothroyd.co.uk](http://www.boothroyd.co.uk)

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