



123 Windy Arbour

Kenilworth, CV8 2BJ

£625,000

- Extended 4 Bedroom Detached House
- Sought After Windy Arbour Location
- South Facing Rear Garden
- Spacious Living Accommodation Throughout





THE PROPERTY

A very well presented, spacious extended 4 bedroom Chalet style detached house, situated in this sought after residential position off Windy Arbour with deep frontage, close to Kenilworth Secondary School and within the Thorns/Park Hill Junior School catchment. This property, with an attractive south facing rear aspect has; open porch, spacious reception hall, good sized front living room with open fire, separate breakfast room opening on to the kitchen, leading to dining conservatory, inner hall, large extended master bedroom with en suite wet room, fitted wardrobes and french doors, dog leg stairs to first floor landing, three bedrooms (2 further doubles and one generous single), bathroom with separate shower, single garage, gas central heating and double glazing. Outside there is a single garage, large parking frontage and south facing garden with vegetable plot.

APPROACH

Open porch with external lantern, double glazed front door with matching side screens to

RECEPTION HALL

Spacious reception hall with radiator and cover, staircase rising to first floor with banister rails, under stairs deep storage cupboard, parquet wood block flooring, telephone point, twin glazed doors with matching side screens lead into the

LOUNGE

17' 0" x 12' 6" (5.20m x 3.82m) With double windows to front and side, original tiled open fire place with tiled hearth and timber mantel. t.v. aerial point, coving, arch to the

BREAKFAST AREA

With parquet flooring, three leaf PVCu bi fold doors into the dining conservatory, radiator, two double glazed windows to side, ceiling light opening to the

KITCHEN/BREAKFAST ROOM

19' 5" x 10' 6" (5.92m x 3.21m) Comprehensively refitted with a range of matching cream shaker style base and wall units with marble effect rounded edge work surfaces with single bowl and matching stainless steel sink drainer with mixer tap, peninsular breakfast bar with space for stools, integrated Neff dishwasher, Rangemaster dual fuel oven included in the sale with matching Rangemaster stainless steel extractor hood above with splash back, space for upright fridge freezer, ceramic tiling to splash back, radiator, vinyl flooring, ceiling light, door to the

DINING CONSERVATORY

19' 10" x 9' 1" (6.07m x 2.79m) With a pitched polycarbonate roof with surrounding double glazed windows with matching french doors onto the patio deck, vinyl flooring, radiator, opening to the utility area with matching cream shaker style base and wall units with marble effect rounded edge work surfaces with single bowl sink with chrome mixer tap, space and plumbing for washing machine and dryer, space for additional fridge freezer or wine chiller, wall lights.

INNER HALL

With parquet wood block flooring, useful understairs storage cupboard.

EN SUITE WET ROOM

With a wall mounted wash hand basin, low level w.c, mains fed shower with shower screen included, porcelain tiles to walls, extractor, ceiling light, non slip flooring, heated chrome towel rail, mirror.

EXTENDED MASTER BEDROOM

20' 8" x 13' 8" (6.30m x 4.18m) With radiators, fitted shelving and space for desk, triple built in quality wardrobes to one wall with a good range of hanging and shelving, with modern brushed steel handles, further ceiling light, double glazed french doors onto the rear patio with double glazed window.

FIRST FLOOR LANDING

Dog leg staircase, door to large built-in storage cupboard with slatted shelving, ceiling light, smoke alarm.

BEDROOM TWO

12' 7" x 11' 6" (3.85m x 3.53m) With reducing eaves, double glazed window to front elevation and side, radiator, ceiling light.

BEDROOM THREE

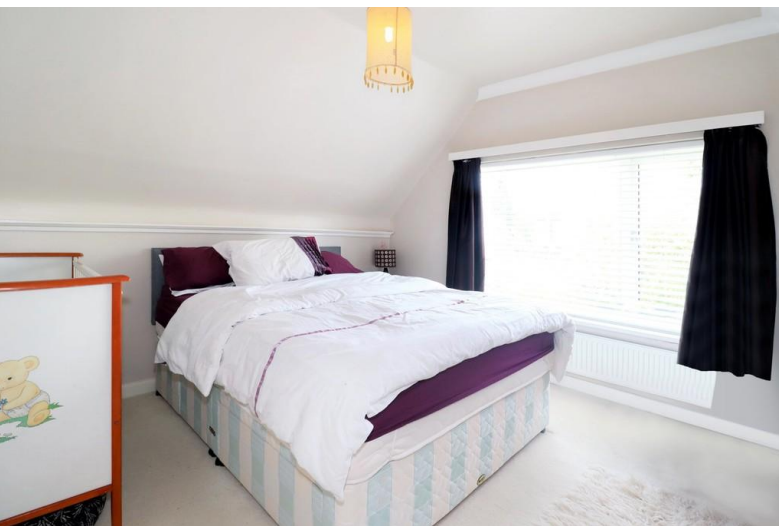
10' 6" x 9' 10" (3.22m x 3.02m) With reducing head height, double glazed window overlooking rear garden, radiator, ceiling light.

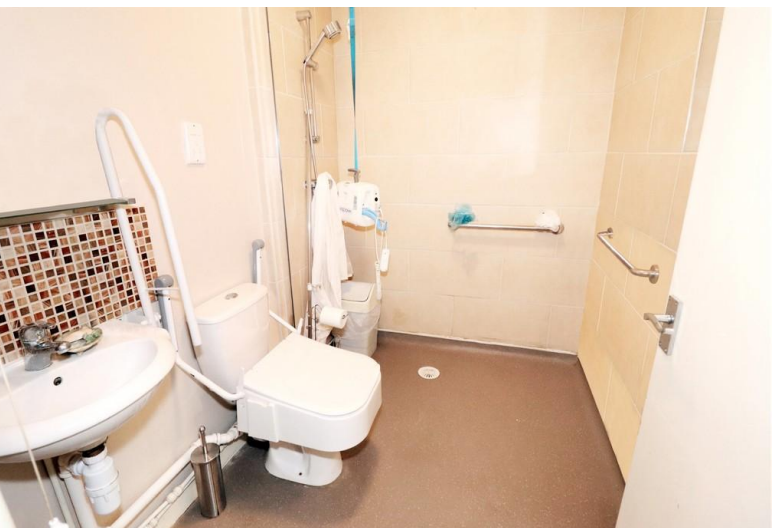
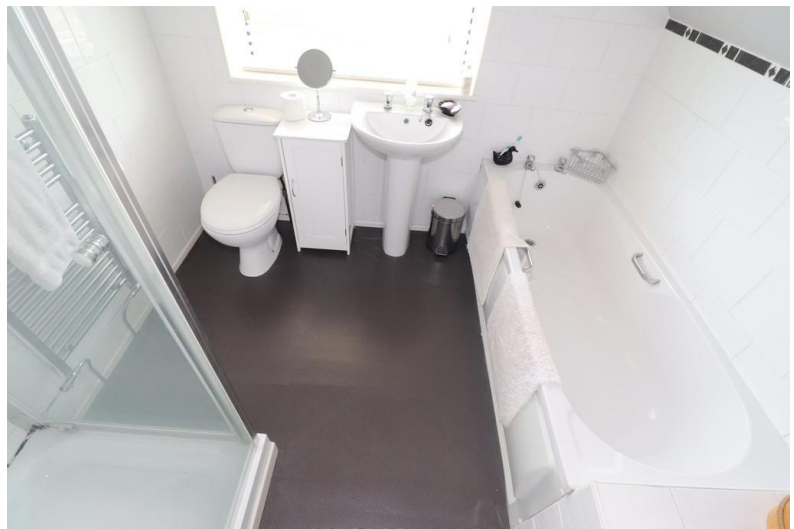
BEDROOM FOUR

9' 3" x 7' 10" (2.84m x 2.40m) Sloping ceiling with double glazed front window, radiator, ceiling light.

BATHROOM

With a four piece white suite with low level w.c, pedestal wash hand basin, panelled bath, corner walk in shower cubicle with mains fed shower with chrome mixer tap and fittings, white ceramic tiling to walls, vinyl flooring, heated chrome towel rail, double glazed window to rear, ceiling light, recessed shelving.







OUTSIDE

To the front of the property is an attractive lawned fore garden with good frontage and set well back from the road with a gravelled driveway offering parking for four or five cars leading to an attached single garage.

SINGLE GARAGE

17' 0" x 9' 0" (5.20m x 2.72m) With up and over door to front, power and light connected, modern consumer unit, gas meter and electricity meter also housing the Ideal Logic condensing boiler servicing the hot water and central heating. A side pathway with wrought iron garden gates both sides leads to the rear of the property.

REAR GARDEN

With a southerly facing aspect, with potting shed, garden shed, attractive mature garden with rear patio and flower beds and borders, central lawn with apple trees and surrounding path leading to an additional vegetable plot/area to rear and offering a good degree of privacy and seclusion.

FIXTURES AND FITTINGS

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements