



## 140 Windy Arbour

Kenilworth, CV8 2BH

- Five Bedroom Detached House
- Sought After Windy Arbour Location
- Porch & Hall
- Energy Rating D

£700,000





## THE PROPERTY

A superb five double bedroom detached spacious family house located on a large plot on the sought after Windy Arbour within the Thorns/Park Hill and Kenilworth secondary school catchments all offered for sale with no onward chain. The well planned family accommodation comprises: Open feature porch, reception hall, living room with study off, study/office, to the rear is a good size family breakfast kitchen, dining room/play room, cloakroom w.c and good size utility room. Upstairs there are five bedrooms all of which are doubles, master bedroom with an en suite bathroom as well as a separate family bathroom. Outside there is a fantastic mature private family garden and to the front is a large gravelled driveway with parking for several cars leading to a garage store. The property benefits from gas fired central heating, double glazing and viewing is recommended.

## APPROACH

Over a long sweeping gravelled driveway to an open porch with matching timber pillars, pitched tiled roof, dwarf walls and hardwood panelled and glazed front door with matching frosted double glazed windows either side into the

## RECEPTION HALL

With engineered oak strip flooring, coving, ceiling light, smoke alarm, radiator, stairs rising to the first floor, door to the garage storage, door to the

## LOUNGE

10' 4" x 18' 0" (3.17m x 5.49m) With feature living flame effect coal gas fire with matching stone surround, walk in double glazed bay window to front, t.v point, radiator, coving, ceiling light, double doors to the

## STUDY

9' 5" x 9' 2" (2.88m x 2.81m) With double glazed window and door to the rear garden, ceiling light, coving, radiator.

## KITCHEN/BREAKFAST ROOM

18' 4" x 12' 9" (5.61m x 3.91m) Kitchen area comprehensively fitted with a range of matching cream shaker style base and wall units with wood block effect rounded edge work surfaces with ceramic tiling to splash back, single drainer stainless steel sink with chrome mixer tap, space for slot in electric oven, stainless steel illuminated extractor hood above, space and plumbing for dishwasher and under counter fridge or freezer, engineered oak flooring, ceiling down lighters, useful understairs storage cupboard with space for additional fridge or freezer opening to the

## BREAKFAST ROOM

With a three stool breakfast bar, space for large breakfast table, a continuation of the engineered oak, two ceiling lights, smoke alarm, large double glazed window overlooking the rear garden and French doors onto the patio, radiator, door to the

### **FAMILY/DINING ROOM**

14' 0" x 10' 0" (4.29m x 3.06m) With ceiling light, radiator, sliding patio doors to rear, door to the

### **CLOAKROOM**

With a white suite with a low level w.c, pedestal wash hand basin, radiator, opaque double glazed window to side, ceiling light.

### **UTILITY AREA**

8' 3" x 9' 7" (2.53m x 2.94m) Spacious utility fitted with a range of matching white high gloss fronted base and wall units with marble effect rounded edge work surfaces with space and plumbing for washing machine and vented tumble dryer, space for large American style fridge freezer, vinyl flooring, opaque double glazed window to side, ceiling light, wall mounted electric isolation unit and electric meter.

### **FIRST FLOOR LANDING**

With banister rail and spindles, coving, ceiling light, smoke alarm, access to insulated roof space, door to the airing cupboard housing the large pressurized hot water cylinder and slated shelf, door to

### **MASTER BEDROOM**

12' 3" x 9' 7" (3.74m x 2.94m) With double glazed window to front, range of built in wardrobes to one wall with hanging and shelving with sliding part mirrored doors, ceiling light, further double glazed window to rear and door to the

### **EN SUITE**

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over bath with shower curtain, heated chrome towel rail, ceiling down lighters, frosted double glazed window to rear, extractor fan, ceramic tiling to walls.

### **DOUBLE BEDROOM TWO**

10' 5" x 12' 5" (3.18m x 3.80m) With double glazed window to front, radiator, coving, ceiling light

### **DOUBLE BEDROOM THREE**

10' 5" x 9' 9" (3.18m x 2.98m) With double glazed window to front, ceiling light, radiator, coving, storage alcove with shelving.

### **DOUBLE BEDROOM FOUR**

7' 11" x 12' 7" (2.42m x 3.84m) With double glazed window overlooking the attractive rear garden, ceiling light, radiator.

### **DOUBLE BEDROOM FIVE**

9' 5" x 9' 2" (2.88m x 2.81m) With double glazed window to rear, coving, ceiling light, radiator, dado rail.

### **FAMILY BATHROOM**

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with chrome mixer and shower attachments, ceramic tiling to walls, vinyl flooring, illuminated mirror and alcove, radiator, velux roof window.







### **GARAGE STORE**

With a metal up and over door to the front, power and light connected, with fitted shelving.

### **REAR GARDEN**

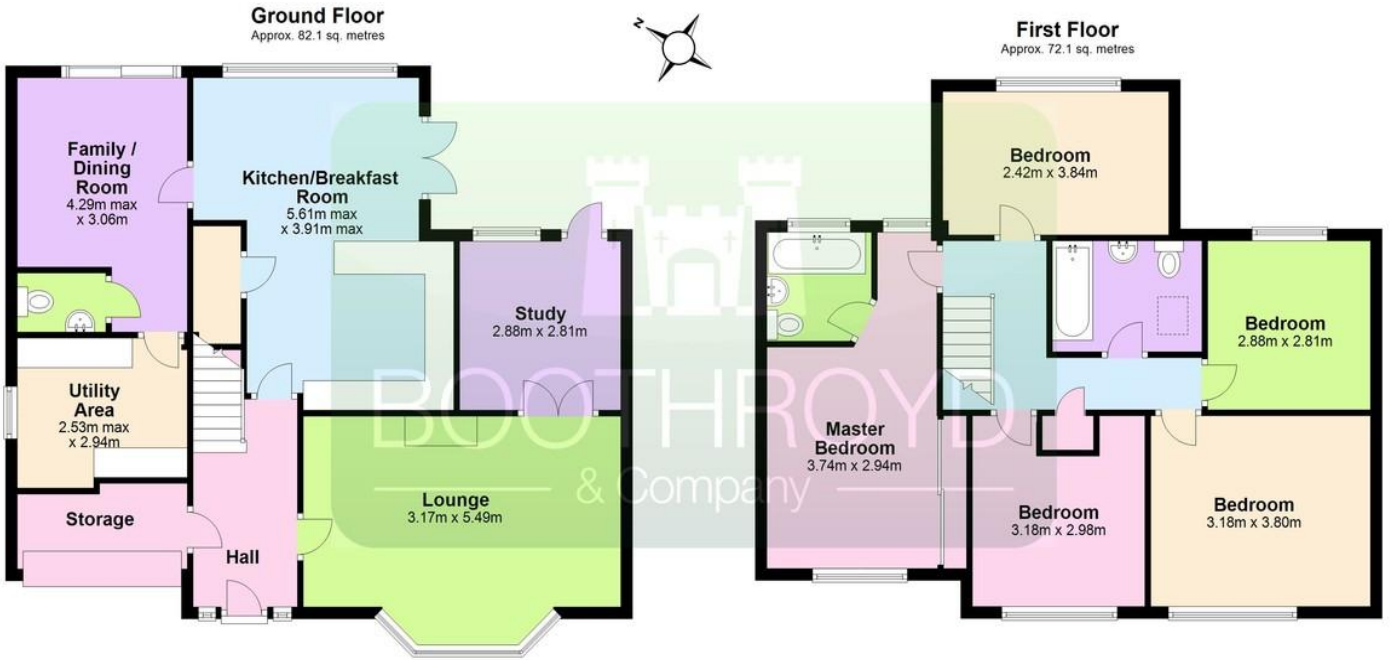
A magnificent feature of the property with full width patio, outside tap, water feature and expansive lawn edged with well stocked mature shrubs and plants with 2 timber sheds, paved walkway to a picket fence. Moving to the second half of the garden there are screening trees and hedges, vegetable plot, green house, timber play house, and children's swing.

### **FRONT**

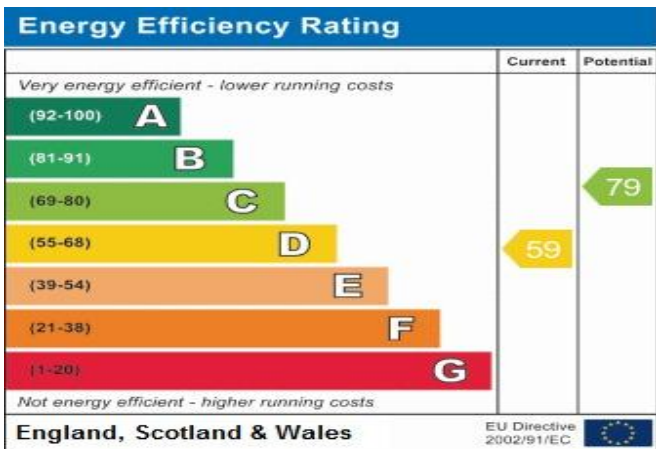
To the front of the property is a large gravelled driveway with parking for numerous cars, mature screen borders, outside tap, lighting and power point.

### **FIXTURES AND FITTINGS**

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



Total area: approx. 154.1 sq. metres



**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Warwick District Council

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

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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