



Highland Road

Kenilworth, Warwickshire. CV8 2ET

- Executive Detached House on an Elevated Plot
- Four Reception Rooms & Fitted Kitchen & Utility Room
- Four Bedrooms Over Two Floors and Three Bathrooms
- Energy Rating D. Large Gardens, Driveway & Garage

Guide Price £800,000





THE PROPERTY

A stylish four bedroom executive detached house situated on this large elevated plot on Highland Road. The property has been extended and modernised to produce a fabulous family home that is offered with no onward chain. The property is approached across a sweeping driveway that leads to the attached side garage. Steps rise to the composite entrance door and into the central entrance hall beyond. An easy tread staircase rises to the first floor landing and hardwood doors lead to the principal reception rooms that all look into the rear garden. The lounge has a feature fireplace that also is open to the dining room. There is a study and the fitted breakfast kitchen has integrated appliances and utility room. The ground floor is completed with a double bedroom and family shower room.

On the first floor is a large landing with dormer windows and doors to the three bedrooms. The master bedroom has a well appointed en suite and dual aspect windows. There is a further double bedroom and large single bedroom. The first floor is completed with a four piece bathroom suite with shower cubicle and roll topped freestanding bath. Outside the property occupies a large elevated plot and the direct driveway leads across the property to the attached side garage. The rear garden has a patio with steps rising to the formal lawn with a pergola and hedged and fenced boundaries. The property is offered with no onward chain.

APPROACH

The property is approached across a direct driveway that leads across the property. It is flanked with lawns and mature trees. Steps rise to the entrance door.

ENTRANCE HALL

The entrance door leads into the central hallway with laminate flooring, radiator, a dogleg staircase rising to the first floor landing, ceiling down lighting and light oak doors leading off to:

STUDY

8' 2" x 8' 7" (2.51m x 2.63m) Double glazed window to the fore and a radiator.

FAMILY ROOM

11' 1" x 11' 11" (3.40m x 3.64m) Double glazed window with a radiator beneath.

LOUNGE

19' 5" x 12' 8" (5.93m x 3.88m) The lounge has a central fireplace with a wood faced chimney Brest with an open grate and a tiled hearth. Ceiling down lighting and doors onto the rear garden and patio. There is a full height and further window to the rear and two radiators.

DINING ROOM

12' 11" x 10' 9" (3.94m x 3.28m) With laminate flooring, double glazed French doors onto the patio, radiator and a sliding door into the kitchen.

KITCHEN/BREAKFAST ROOM

12' 11" x 13' 8" (3.94m x 4.18m) Being comprehensively fitted with a range of solid wood fronted units to wall and base. The base units have a roll topped work surface over with an inset stainless steel sink unit set beneath the double glazed window to the rear. Stainless steel four ring gas hob with extractor hood and pan drawers beneath. Built in Neff ovens, fridge freezer and dishwasher. The base units have drawer units and corner concertina cupboards. The soft close wall units have pelmet lighting and tiled splashbacks beneath. Tiled floor, breakfast table area and double glazed French doors. Door leads into the utility room

UTILITY ROOM

6' 5" x 11' 0" (1.97m x 3.36m) With a continuation of the tiled flooring and solid wood fronted units. Stainless steel sink unit with a double glazed window over, tiling to splashbacks and a mono bloc tap. Plumbing and venting for a tumble dryer. Further wall and base units and a larder cupboard. There is a further room with the combination boiler and pressurised cylinder.

SHOWER ROOM

With a corner shower cubicle with a thermostatic shower, concealed cistern wc and a wash hand vanity unit with cupboards, down lighting, heated towel rail and a frosted double glazed window to the fore.

GROUND FLOOR BEDROOM FOUR

7' 10" x 12' 7" (2.39m x 3.85m) With a double glazed window to the fore with a radiator beneath.

FIRST FLOOR LANDING

The galleried landing has twin dormer windows to the fore, access to fully boarded loft void, two radiators and light oak doors off to

MASTER BEDROOM

19' 9" x 13' 1" (6.04m x 4.01m) Dual aspect double glazed dormer windows with radiators beneath, down lighting and a door into the en-suite.

EN SUITE

With an over sized shower cubicle with a thermostatic shower and extractor over, vanity wash hand basin and a concealed cistern wc. Velux window, heated towel rail and down lighting.







BEDROOM TWO

19' 9" x 13' 1" (6.04m x 4.01m) Dual aspect double glazed dormer windows with radiators beneath and laminate flooring.

BEDROOM THREE

11' 10" x 10' 8" (3.61m x 3.27m) Dormer double glazed window to the rear with a radiator beneath and down lighting.

FAMILY BATHROOM

The bathroom has a roll topped freestanding bath set against a slate effect tiled wall, separate shower cubicle with a thermostatic shower, concealed cistern wc and a vanity wash hand basin. Tiling to splashbacks, Velux window to the rear, laminate flooring, down lighting and a heated towel rail.

GARDEN

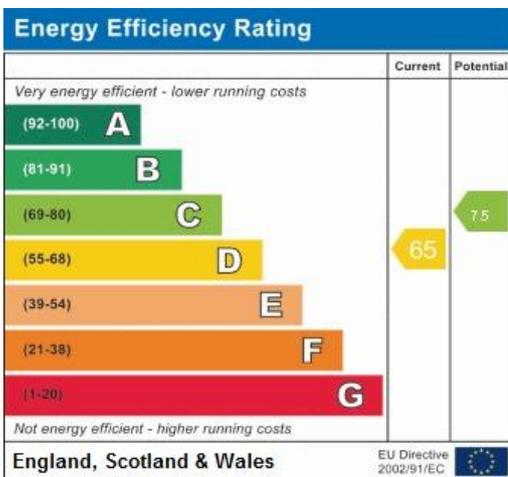
Directly off the property is a generous patio with steps that lead to the formal lawn with a dwarf retaining wall. The garden has mature trees and shrubs to the boundary and is enclosed with panelled fencing. Within the garden is a large pergola and seating area. Rear access is provided for the garage and there is a side pedestrian access.

GARAGE

With an up and over door, power and lighting laid on and a rear double glazed door and window.

FIXTURES & FITTINGS

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



COUNCIL TAX BAND

Tax band E

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