



Caesar Road,  
Kenilworth,  
CV8 1DL

£549,950



# 4 bedroom Detached House located in Kenilworth



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142.6  
sq m

## FULL DESCRIPTION

### THE PROPERTY

An extended spacious four bedroom detached family home situated adjacent to Ofsted outstanding rated Clinton Primary School and yet within walking distance of the town centre, Abbey Fields and Kenilworth Castle. This fully double glazed, gas centrally heated family home offers: recessed porch, tiled reception hall, cloakroom w.c., lounge with feature fireplace, conservatory, study/family room, fitted open plan family breakfast/dining kitchen, utility room, spacious landing, four bedrooms (three doubles one with an en suite shower room, fully tiled bathroom with white suite, off road parking for 3 cars in front driveway, enclosed south westerly facing garden to rear. A deceptively spacious family home offered with no onward chain.

### APPROACH

Approached over a tarmacadam drive to a recessed porch with quarry tiled floor, panelled and leaded glazed front door with matching side screen and courtesy lantern leading into

### RECEPTION HALL

With inset matting, ceramic tiling to floor, radiator, spindled staircase rising to first floor with useful under stairs storage cupboard, coving and pine panelled doors leading off, dado rail, door to

### CLOAKROOM

With low level w.c., wash hand basin with tiled splash back, radiator, vinyl floor covering, opaque double glazed window to front, feature wall paper and tiled wall.

### LOUNGE

11' 1" x 15' 1" (3.40m x 4.60m)

With a feature living flame effect coal gas fire with chrome surround and black inset with marble composite surround hearth and mantel, large double glazed window to front, radiator, coving, wood laminate flooring and arch way linking into

### KITCHEN/DINING ROOM

12' 4" x 20' 8" (3.78m x 6.31m)

A lovely open plan family kitchen area, comprehensively fitted with cream shaker style base and wall cupboards with brushed steel handles, under cabinet down lighting, beech block wood work surfaces with inset ceramic Belfast sink with mixer taps, space and plumbing for automatic washing machine, integrated five ring brushed steel gas hob with matching illuminated brushed steel cooker filter above, integrated double electric fan oven and grill with cupboard above and below, space for refrigerator/freezer, breakfast bar with radiator beneath, tall storage unit, drawers, pan drawers, ceramic tiled splash backs, coving, multi paned glazed door linking to the opening to the dining area with wood laminate flooring, double french doors into the conservatory.

### CONSERVATORY

8' 11" x 10' 1" (2.73m x 3.08m)

With polycarbonate insulated roof, double glazed side windows with lower plinth walls, french doors to garden and patio.



#### OFFICE/PLAY ROOM

13' 6" x 7' 8" (4.13m x 2.36m)

With large window to front, radiator and door to built-in storage cupboard 7' 9" by 3' with cloaks hanging, fitted shelving, storage and housing the wall mounted Potterton Profile gas fired central heating boiler and fitted light.

#### UTILITY ROOM

6' 6" x 8' 2" (1.99m x 2.49m)

With matching ceramic tiled floor, matching base units and beech block work surfaces with one and a half bowl single drainer sink unit with ceramic tiled splash backs and matching wall cupboards, space and plumbing for automatic washing machine and tumble dryer, radiator/towel rail, extractor fan, double glazed panelled door leading to outside.

#### FIRST FLOOR LANDING

Stairs to first floor landing with spindled banister rail and hand rail, louvred door built-in airing cupboard with lagged cylinder, slatted shelving and time control clock for central heating and hot water programming.

#### DOUBLE BEDROOM ONE

16' 0" x 8' 7" (4.88m x 2.62m)

With wood laminate flooring, double glazed windows to front and rear, coving, ceiling light, access to roof space.

#### DOUBLE BEDROOM TWO

10' 2" x 13' 2" (3.10m x 4.03m)

With wood laminate flooring, double glazed window to rear, built in double wardrobe with hanging and shelf, door to the





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#### EN SUITE SHOWER ROOM

Fully tiled with walk-in fully tiled shower cubicle with Mira electric shower with glazed screen door, extractor fan above, large vanity unit with porcelain wash hand basin with mixer tap and double cupboards beneath, towel rail radiator.

#### DOUBLE BEDROOM THREE

11' 2" x 13' 2" (3.42m x 4.03m)

With double glazed window to front, radiator, built-in wardrobe with hanging rail and shelf, wood laminate flooring, access to insulated roof space.

#### BEDROOM FOUR

7' 5" x 9' 1" (2.28m x 2.79m)

Radiator, coving, double glazed window to front.

#### BATHROOM

Fully tiled with attractive ceramic wall tiling, double bath with central mixer tap and pop up waste, over bath Mira Sprint electric shower, large pedestal wash hand basin, low level w.c., vertical towel rail/radiator, extractor fan, mirrored vanity cabinet.

#### OUTSIDE

To the front of the property is an off road car parking driveway forecourt with parking space for at least three cars together with flower bed and access to front door, side gated pathway leads to the rear garden.

#### REAR GARDEN

Attractively laid out with a modern sandstone patio with hard landscaping with gravel, sleeper edging with raised shaped central lawn with slate chippings, mature tree and rear play space with bark covering, fully fenced boundaries, south westerly aspect.

#### FIXTURES AND FITTINGS



## FLOORPLAN



## CONTACT

19 The Square, Kenilworth,  
Warwickshire, CV8 1EF

E [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)

T 01926 857244

[www.boothroyd.co.uk](http://www.boothroyd.co.uk)



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