



4 bedroom  
extended  
Semi-  
Detached  
House located  
in Kenilworth  
Old Town.

£680,000



# Manor Road, Kenilworth, Warwickshire CV8 2GJ

## FULL DESCRIPTION

### THE PROPERTY

Located within Kenilworth Old Town this extended semi-detached house offers fabulous accommodation arranged over two floors and comes with quality fittings throughout. This handsome property certainly has kerb appeal and is set back from the road behind a deep driveway. You enter via a canopied porch into the central hallway. The ground floor has quality wood flooring and comprises a through lounge/dining room. The extended fitted kitchen has a range of high gloss wall and base units with brushed steel furniture. Included are twin ovens, a microwave combination and dishwasher. The kitchen opens into the family room with a vaulted ceiling, skylight windows and bi folding doors into the garden. The ground floor is completed with the utility room and cloakroom/wc. The first-floor landing has a light tunnel and doors off to four well-proportioned bedrooms, a study and recently refitted bathroom and shower room. Outside is a direct paved driveway to the integral garage with power and lighting laid on. The rear garden has a raised decked patio and steps down to the formal lawn. At the foot of the garden is Kenilworth Greenway making for an attractive natural outlook. Viewing is essential to appreciate this fabulous home in a fabulous setting.

### ENTRANCE HALL

The generous entrance hall has wood block oak flooring, stairs to the first-floor landing with understairs storage cupboard, radiator and solid wood doors off to:

### LOUNGE/DINING ROOM

23' 3" x 11' 8" (7.11m x 3.58m)

Having a double-glazed window to the fore, radiator, ceiling down lighters and engineered wood flooring. The focal point is provided by a recessed fireplace with a tiled hearth and shelving to the chimney recess. Further radiator and then opening into the kitchen/family room

### FAMILY ROOM

Having a continuation of the engineered wood flooring and powder coated bi-folding doors onto the raised deck. Vaulted ceiling with skylight windows and a radiator. The family room wraps around to the fitted kitchen.

### FITTED KITCHEN

Comprehensively fitted with a range of modern white high gloss wall and base units with brushed steel furniture. The base units have a wood block work surface and an undercounter sink with a monobloc tap. Tiled upstands and a double-glazed window and door onto the side. Induction hob set beneath the brushed steel canopy and a matching eye level double oven and further combination microwave. Space for American fridge freezer and a tall larder unit. Pan drawers, integrated dishwasher, and a continuation of the engineered wood flooring. Hardwood door leads into the utility.

### UTILITY ROOM

7' 4" x 5' 2" (2.25m x 1.60m)

With a double base unit and countertop over. Inset single drainer stainless steel sink set beneath the double-glazed window to the rear and further door to the side. Plumbing for automatic washing machine, tiled flooring, and a radiator. Doors lead into the garage and



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cloakroom.

#### CLOAKROOM

With a close coupled wc and a wall hung wash hand basin. Extra-fan and tiled floor.

#### LANDING

With a light tunnel, access to loft void and doors off to:

#### BEDROOM ONE

12' 0" x 11' 8" (3.66m x 3.58m)

With double glazed window to the fore and a radiator beneath.

#### BEDROOM TWO

10' 2" x 11' 11" (3.10m x 3.65m)

Double glazed window to the rear with a radiator beneath.

#### STUDY

5' 6" x 5' 6" (1.70m x 1.69m)

Double glazed window to the rear.

#### BEDROOM THREE

13' 0" x 8' 0" (3.97m x 2.45m)

With dual aspect double glazed windows and a radiator.

#### BEDROOM FOUR

10' 2" x 8' 11" (3.10m x 2.73m)

Double glazed window to the fore and a radiator.

#### SHOWER ROOM

Fitted with a walk in shower with a rainfall thermostatic shower, close coupled wc and a vanity wash hand basin with mirror and shaver point over. Tiled flooring, splashbacks, heated towel rail, frosted double glazed window and an extractor fan.







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## BATHROOM

Fitted with a white suite that comprises a panelled bath with a thermostatic rainfall shower over, close coupled wc and a pedestal wash hand basin. Tiling to full height and floor. Over the sink is a vanity mirror and shaver point. Heated towel rail and frosted dual aspect windows.

## REAR GARDEN

Directly off the property is a raised deck with glass retainer. Steps take you down to the formal lawn which is enclosed to either boundary with panelled fencing. At the head of the garden is The Greenway walkway. There is a side gated entrance with cobbles and gated access.

## DRIVEWAY

The property is set behind a lawned fore garden with a central paved driveway providing hardstanding for several vehicles. You enter beneath a canopied porch with part glazed entrance door that leads into the hallway.

## GARAGE

16' 3" x 8' 0" (4.97m x 2.45m)

With double opening doors and power and lighting laid on. Vaillant condensing boiler and a pressurised cylinder.



# FLOORPLAN



Total area: approx. 144.3 sq. metres

## CONTACT

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