



The Palm  
House,  
Glasshouse  
Lane,  
Kenilworth,  
CV8 2AH

£765,000





# 5 Bedroom Semi Detached located in Kenilworth.



5



2



3



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188.70  
sq m

## FULL DESCRIPTION

### THE PROPERTY

The Palm House is a unique semi-detached house that oozes kerb appeal. Set behind a grass verge you approach across a driveway that provides parking for several vehicles. There is a canopied porch with composite door that leads into the central hallway with all doors radiating off. There is a newly installed Ash staircase and Karndean flooring. The front lounge has a wood burning fireplace and an opening into the dining room with French doors into the breakfast kitchen. To the front of the property is a study and the ground floor accommodation is completed by the generous breakfast kitchen. Comprehensively fitted with a range of quality wood fronted units and includes a Bosch dishwasher and washing machine as well as a built-in oven, hob and an integrated fridge freezer. The breakfast area has French doors into the garden. The bedroom accommodation is arranged over two floors and offers five well-proportioned bedrooms, family bathroom and shower room. Outside is an attractive wildlife garden. It incorporates a formal lawn with mature shrub and tree borders as the pathway proceeds through the garden there is a nature pond with the wildlife area beyond. Much thought has gone into designing a haven for wildlife at the head of this garden. A rare opportunity to purchase a traditional family home located on this highly desirable road on the southern side of Kenilworth. Viewing is highly recommended.

### APPROACH

The property is set behind a grass verge and is approached across a tarmac driveway with stone set edgings offering parking for several cars. The garden is laid to lawn with hedged and walled boundary. There is an attractive canopied porch with composite entrance door.

### HALLWAY

Entered through a composite entrance door with glazed side lights. The hallway has a newly installed Ash staircase with banister and spindle and handmade understairs storage cupboard. Karndean flooring radiator and hardwood glazed doors lead off to:

### STUDY

14' 0" x 7' 5" (4.29m x 2.28m)

With radiator, tv point, and leaded double-glazed window to the fore and further feature window to the side.

### LOUNGE

12' 11" x 12' 2" (3.96m x 3.73m)

Leaded double glazed bay window to the fore with a radiator beneath. The focal point is provided by a brick fireplace with herringbone tiled inset hearth and housing a wood burning stove. Archway leads into the sitting room.

### SITTING ROOM

13' 1" x 11' 5" (4.00m x 3.49m)

Having a French door into the breakfast kitchen with matching side light windows, radiator, and recesses to chimney breast.



#### KITCHEN/DINING ROOM

22' 4" x 24' 10" (6.82m x 7.59m)

The L-shaped kitchen is comprehensively fitted with a range of cherrywood fronted wall and base units. The base units have a wood trimmed countertop with a brushed steel five burner gas hob and extractor canopy over, inset stainless steel sink unit set beneath the double-glazed window to the rear garden. Included is a Bosch dishwasher and washing machine and an integrated fridge freezer, Built in eye level oven. There are three skylight windows, matching dresser unit, tiled flooring, downlighting, two radiators and French doors onto the rear garden. A door leads to a side lobby area with storage and front and rear access to driveway and garden.

#### LANDING

With staircase rising to the second-floor landing, radiator, and a leaded double-glazed window to the fore. Doors off to:

#### BEDROOM ONE

12' 11" x 11' 5" (3.96m x 3.49m)

Leaded double glazed bay window to the fore with a radiator beneath and tv point. Fitted wardrobes to chimney recesses with top boxes.

#### BEDROOM TWO

13' 1" x 11' 5" (4.00m x 3.49m)

Double glazed window to the rear with a radiator beneath. Built in wardrobe to the recess.

#### BEDROOM THREE

16' 10" x 7' 5" (5.15m x 2.28m)

With leaded double-glazed window to the fore and radiator. Storage/boiler cupboard housing the condensing boiler.







The Palm House , Glasshouse Lane, Kenilworth, CV8 2AH



## BATHROOM

Fitted with a white Villeroy & Boch suite that comprises a panelled bath with hair shower, pedestal wash hand basin and a close coupled wc. Tiled to full height and floor, built in cupboards and a double-glazed window to the rear.

## LANDING

With Velux window and doors off to:

## BEDROOM FIVE

6' 3" x 7' 5" (1.92m x 2.28m)

Velux window to the fore with a radiator.

## SHOWER ROOM

With a white suite having a corner shower cubicle with a thermostatic shower, close coupled wc and a pedestal wash hand basin. Fully tiled walls and floor and a radiator.

## BEDROOM FOUR

15' 1" x 14' 9" (4.62m x 4.50m)

With a Velux window to the rear with blind, eaves storage and a radiator.

## REAR GARDEN

A uniquely beautiful 145 feet garden with a formal lawn to the fore and several trees and mature shrubs. The pathway leads you through the garden past a large pond and a wildlife garden beyond. Much time has been dedicated to this part of the garden with the intention of attracting wildlife into this haven.



## FLOORPLAN



Total area: approx. 188.7 sq. metres

### CONTACT

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