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RESIDENTIAL



10 Ferndale Drive | Kenilworth | CV8 2PF

A spacious family home providing well proportioned living accommodation with four generous size bedrooms, the master with an extensive range of built in furniture and en-suite. There are two reception rooms both overlooking the large and mature rear garden. The kitchen is modern and has recently been refitted. There is also a double garage. This location is very popular as it is within easy walking distance of town and train station. This much loved home is on the market for the first time in over a generation and can only be appreciated by viewing.

£715,000

- No Chain Involved
- Four Double Bedrooms, Master En-Suite
- Large, Mature Rear Garden
- Modern Re-fitted Kitchen
- Double Garage



Property Description

ENCLOSED PORCH

With tiled floor and door to:

ENTRANCE HALL

With radiator, three wall light points and smoke detector.

CLOAKROOM

With w.c, vanity wash basin having double cupboard under, radiator and fully tiled walls. Wall mounted mirror with light over. Understairs storage cupboard.

KITCHEN

15' 3" x 8' 9" (4.65m x 2.67m)

A modern, recently refitted kitchen having an extensive range of painted cupboard and drawer units with matching wall cupboards and complementary worktops. Stainless steel sink unit, space and plumbing for dishwasher and washing machine. Bosch four ring hob with stainless steel extractor hood over and Bosch wall mounted electric double oven having cupboards above and below. Deep pan drawers, corner unit and glazed display wall unit. Built-in wine rack, tall pull out larder unit, housing for tall fridge freezer and walk in pantry containing "Vaillant" gas boiler. Personal side entrance door.

DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m)

With large picture window overlooking the rear garden, radiator, serving hatch from kitchen and glazed double doors to:

LOUNGE

17' 4" x 12' 0" (5.28m x 3.66m)

Having inglenook style fireplace with side windows, oak mantel and recently refitted gas fire, two wall light points, radiator and large picture window with entrance door to rear garden.

FIRST FLOOR LANDING

With radiator, three wall light points and smoke detector.

MASTER BEDROOM

15' 0" x 12' 0" (4.57m x 3.66m) EXC WARDROBES

A delightful master bedroom with rear garden views, radiator and extensive range of professionally designed and fitted bedroom furniture including three double wardrobes, corner dressing table unit and three, three drawer units under extensive display areas plus built in laundry basket. Matching bedside tables and headboard. Door to:

EN-SUITE

Having large walk in shower, W.C. and hand basin with storage over, including vanity cabinet with mirror, light and shaver point plus storage cupboards under. Complementary tiling. Extractor fan.

DOUBLE BEDROOM TWO

13' 8" x 10' 0" (4.17m x 3.05m)

With radiator and large walk in wardrobe which provides the potential to create an en-suite if required.

DOUBLE BEDROOM THREE

12' 4" x 8' 5" (3.76m x 2.57m)

With two double wardrobes having storage space above, radiator and rear garden views. This room is presently used as a study/office.

DOUBLE BEDROOM FOUR

11' 1" x 9' 1" (3.38m x 2.77m)

With radiator.

FAMILY BATHROOM

A large family bathroom with bath and separate corner shower enclosure. Vanity basin with mirror, light and shaver point over plus storage under, w.c., and fully tiled walls in complementary ceramics. Radiator. Airing cupboard housing insulated hot water cylinder with fitted shelving and central heating programmer.

OUTSIDE

DOUBLE GARAGE

16' 8" x 14' 0" (5.08m x 4.27m)

Having original sliding timber doors, light and power are fitted.

GARDEN

A gate and path at the side leads to the lovely rear garden which is a special feature to the property. The garden is large, mature and very well stocked with a variety of plants and shrubs to include roses, climbing clematis, camellia etc. There is a large full width patio which provides plenty of space for outdoor living with a central feature bed with roses which then leads to the area of lawn. There is an outside tap, greenhouse and shed together with two useful brick stores with power supply for a tumble dryer and/or garden equipment.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

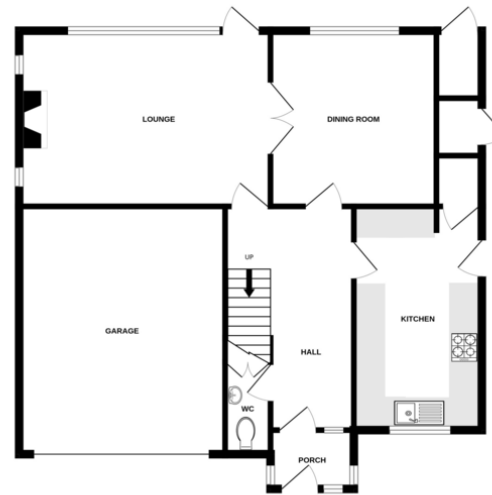
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR



1ST FLOOR



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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60