



10 Nason Grove
Kenilworth CV8 2HU

£559,950

- Energy Rating C
- Cul De Sac Location
- 5 Bedrooms
- Breakfast Kitchen





THE PROPERTY

A superbly presented, five bedroom, modern detached family home, located within a quiet residential cul de sac, within walking distance of Kenilworth town centre and within the Park Hill/Thorns school catchment. The fully gas centrally heated, double glazed property, requires internal inspection with the benefit of a good sized living room, separate dining room, quality conservatory across the rear of the property, breakfast kitchen, utility and cloakroom, first floor landing, five bedrooms (3 doubles), master bedroom with views across playing fields, en-suite bathroom, second bedroom with en-suite shower room, main family bathroom, professionally landscaped south facing rear garden, fully enclosed and not overlooked, tarmac driveway to front with parking for 3/4 vehicles leading to an integral double garage. Internal inspection is highly recommended and the property is offered for sale with no chain and early vacant possession.

ENTRANCE

Approached via a tarmac driveway and pathway to an open tiled and pitched porch with panelled and decorative glazed front door with matching glazed insets to either side, outside lantern, leading into the

RECEPTION HALLWAY

10' 5" x 6' 5" (3.20m x 1.96m) Stairs rising to first floor, useful under stairs storage cupboard housing the electric isolation unit, fitted shelving, radiator, coving, ceramic tiling to floor, central ceiling light, smoke alarm, panelled door through to

CLOAKROOM

7' 4" x 3' 10" (2.26m x 1.17m) Fitted with a quality two piece white suite, low level Roca w.c., wall mounted feature wash hand basin, central mixer tap, ceramic tiling to all walls and floor, ceiling light, opaque PVCu double glazed window, radiator.

LIVING ROOM

11' 10" x 22' 6" (3.61m x 6.86m) Walk-in bay window, radiator, coving, two ceiling lights, further radiator, PVCu double glazed window to front, coving, feature living flame effect coal gas fire with decorative grate and brushed steel inset, composite stone set marble and hearth, t.v. aerial point, telephone point, PVCu french doors to

CONSERVATORY

13' 1" x 20' 0" (4.01m x 6.10m) Two radiators, ceramic tiling to floor, tinted reinforced glass roof, dwarf walls, double glazed windows surrounding, french doors to landscaped rear garden, central ceiling light, range of power points, wall light point on dimmer switch.

DINING ROOM

10' 7" x 11' 3" (3.25m x 3.45m) Central ceiling light, radiator, PVCu double glazed windows to front and side, panelled door through to

BREAKFAST KITCHEN

18' 4" x 10' 0" (5.59m x 3.05m) Fitted with a range of quality light wood fronted base and wall units, composite marble rounded edge work surfaces, integral Zanussi electric built in oven with quality 5 ring gas hob above, illuminated brushed steel extractor hood, decorative ceramic tiling to splash backs, one and a half bowl single drainer stainless steel sink unit with central mixer tap, two central ceiling lights, pelmet down lighting, radiator, ceramic tiling to floor, walk-in bay window, further ceiling light point, integrated Zanussi fridge, freezer and dishwasher, panelled door through to

UTILITY ROOM

5' 4" x 9' 1" (1.63m x 2.79m) Range of matching light fronted base and wall units, marble effect rounded edge work surfaces, single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, central ceiling light point, wall mounted Ideal Classic boiler servicing the hot water and central heating, ceramic tiling to floor and splash backs, space for tumble dryer and door to garden.

FIRST FLOOR LANDING

Stairs rising to first floor landing with banister rail and spindles, three ceiling light points, panelled door to airing cupboard with large Boilemate 2000 boiler providing constant hot water, panelled door through to

MASTER BEDROOM

17' 5" x 16' 11" (5.31m x 5.16m) Dressing area 8' 10" by 3' 11", feature archway through to master bedroom, radiator, central ceiling light, access to remaining roof space, two PVCu double glazed windows overlooking school playing fields to rear, two further PVCu double glazed windows with elevated views to Kenilworth, further radiator, range of built-in wardrobes with fitted shelf and hanging rails, t.v. aerial point, panelled door to

EN-SUITE SHOWER ROOM

6' 11" x 6' 5" (2.11m x 1.96m) Three piece Roca white suite, low level w.c., pedestal wash hand basin with central mixer tap, walk-in double shower cubicle with sliding glass shower screen, mains fed power shower, ceramic tiling to walls and floor, wall mounted chrome heated towel rail, opaque PVCu double glazed window to rear, shaver point, ceiling light point.

DOUBLE BEDROOM 2

8' 3" x 13' 5" (2.54m x 4.11m) PVCu double glazed window to rear, radiator, central ceiling light, built-in triple wardrobe with hanging rail and range of shelving.

DOUBLE BEDROOM 3

11' 10" x 9' 6" (3.63m x 2.92m) Triple built-in wardrobe with hanging rail and fitted shelf, PVCu double glazed window overlooking rear garden, central ceiling light, panelled door through to

EN-SUITE BATHROOM

4' 7" x 10' 5" (1.40m x 3.20m) Three piece Roca white suite, walk-in double shower cubicle with louvered shower screen and mains fed shower, low level w.c., pedestal wash hand basin, wall mounted chrome heated towel rail and decorative ceramic tiling to floors and walls, opaque PVCu double glazed window, central







ceiling light.

BEDROOM 4

10' 7" x 6' 9" (3.25m x 2.08m) Radiator, central ceiling light, PVCu double glazed window to rear, access to insulated roof space.

BEDROOM 5/STUDY

8' 9" x 9' 10" (2.67m x 3.02m) Radiator, central ceiling light, PVCu double glazed window.

FAMILY BATHROOM

6' 9" x 8' 11" (2.06m x 2.72m) Three piece Roca white suite, low level w.c., pedestal wash hand basin with central mixer, jacuzzi panelled bath with central mixer tap and shower attachment, ceramic tiling to full height to all walls and floor, wall mounted chrome heated towel rail, central ceiling light, PVCu opaque double glazed window.

DOUBLE INTEGRAL GARAGE

17' 10" x 16' 9" (5.46m x 5.11m) Two metal up and over doors to front, two light points, range of power points, pedestrian door to garden.

REAR GARDEN

72' 0" x 41' 11" (21.95m x 13.0m) Fully enclosed by perimeter fencing, beautifully and professionally landscaped by the current owners, full width raised patio with granite flag stones across the full width of the property together with the side walkway, central granite steps down to a level lawned central garden, brick retaining borders, stocked with a variety of shrubs, trees and climbing plants, granite slabs to pergola/barbecue area with established wisteria, screening hedging and mature silver birch with outside cold water tap and outside power points. The garden benefits from a pleasant south rear aspect. To the side of the property there is courtesy lighting with granite pathway leading to a secure enclosed bin storage area which leads to the front of the

property.

SIDE OF THE PROPERTY

To the side of the property are three concealed lights with useful bin storage area, side gated pedestrian access to the front of the property.

OUTSIDE

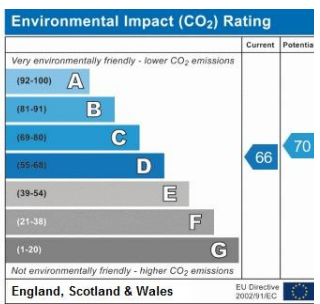
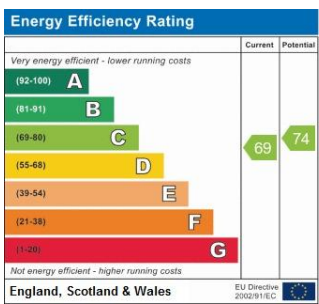
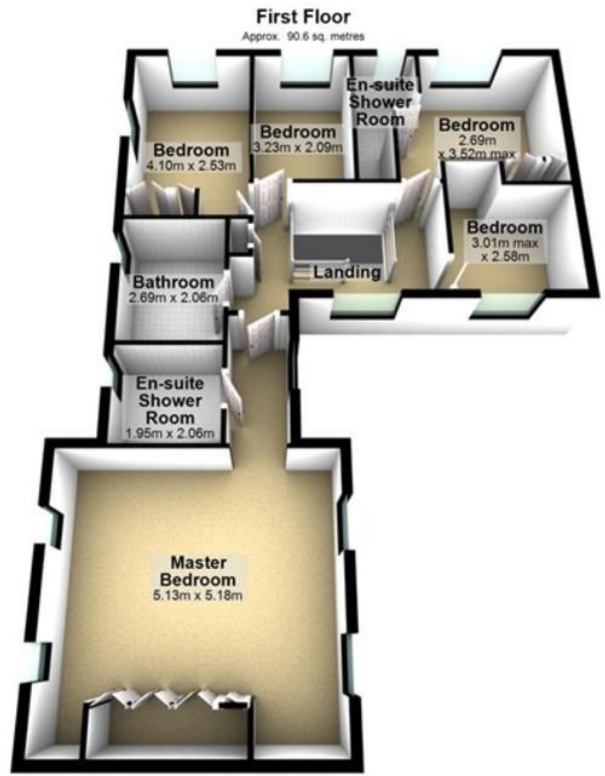
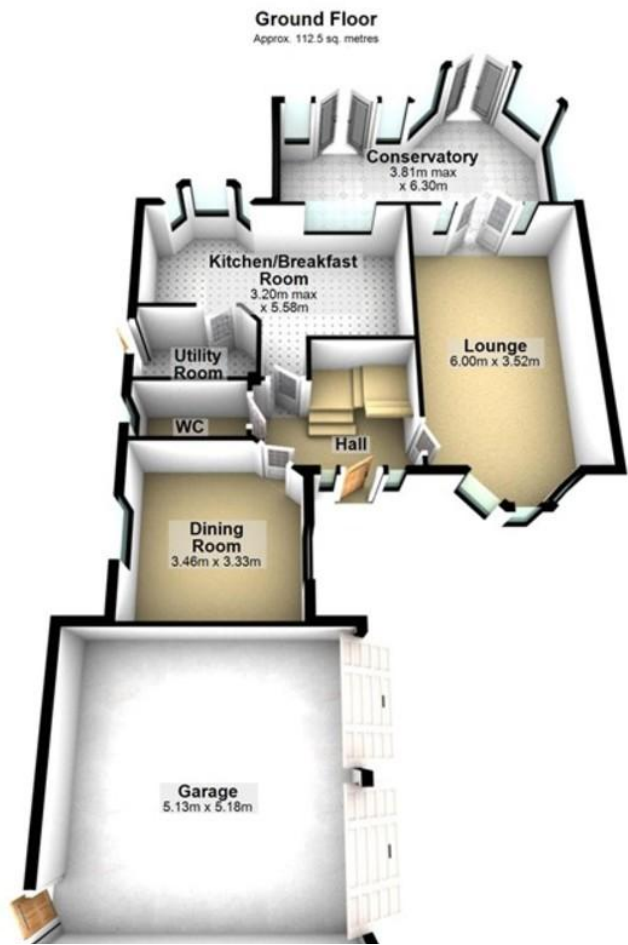
To the front of the property there is a tarmac driveway with ample parking for 3/4 vehicles, additional useful hard standing area, lawned fore garden, well kept borders, outside cold water tap and security lighting.

FIXTURES & FITTINGS

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

DIRECTIONS

From agent's office proceed up Warwick Road to St John's traffic island, turn left into Birches Lane, take third turning on the left into Windy Harbour, continue along into Park Hill, take right hand turning into Park Drive, third left into Nason Grove where the property can be located, identified by our For Sale board.



COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
Kenilworth
Warwickshire
CV8 1EF

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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