



1 Glebe Crescent

Kenilworth, CV8 1JA

- Stylish Extended Detached House
- Fantastic Kitchen/Sitting Room
- Four Generous Bedrooms
- EPC Rating C

Asking Price Of £725,000





THE PROPERTY

An opportunity to purchase a fabulous family home on the fringe of Kenilworth Town Centre. Ideally located for access to Kenilworth Train Station the property has been extended and completely refurbished to an exacting standard by the current owner. Located in a quiet backwater off Clarendon Road the property has a block paved forecourt that provides hardstanding for three cars. The ground floor has attractive wood effect tiled flooring throughout and the property has Georgian style double glazing throughout. You enter the property through a composite entrance door that takes you into the central hallway where all rooms radiate off. The cosy sitting room looks onto the front of the property and the quite amazing kitchen and family room has windows onto three aspects of the property. The family area has an attractive stone open fireplace and an island defines the two areas beautifully. With marble worksurfaces the kitchen and island have been fitted with amazing attention to detail. For example the windows are set so the countertops run seamlessly into the windowsills. There are three matching French doors onto the rear garden. From an inner hallway with underfloor heating there is a ground floor cloakroom and a utility area with fitted units set beneath a hand made scaffold board counter top with undercounter Belfast sink. A door communicates into the garage with power, lighting and an electric garage door. On the first floor is a generous landing and all doors off to the four double bedrooms. The master suite has a partially vaulted ceiling, walk in wardrobe and an en suite shower room. The four piece family bathroom has also been refitted. From the utility room is a small walled sanctuary whilst the rear garden has two

scaffold board terraces and a walk way to a sunlounge area with pergola beyond and timber shed. Enclosed with panelled fencing it is designed for ease of maintenance. An additional benefit is that the property has solar panels to the roof which are generating approximately £800 to the current owner per annum. In total, a very stylish and versatile property with all the benefits of town living. Viewing is essential to appreciate all this property has to offer.

APPROACH

Occupying an enviable corner position the property is approached across a block paved driveway that provides hardstanding for three vehicles. A step up leads to the composite entrance door with coachlights. The door is flanked with full height Georgian style windows

ENTRANCE HALLWAY

With central heating radiator, downlighters, staircase rising to the first floor landing, wall light and doors off to

SITTING ROOM

13' 11" x 11' 0" (4.25m x 3.36m) With Georgian style double glazed window to the fore with a radiator beneath.

KITCHEN AND FAMILY ROOM

31' 0" x 18' 0" (9.47m x 5.50m) This room is the hub of the house. With windows to three aspects it makes the best of the south westerly aspect. There are three French doors onto the rear garden and terraces. Ceiling downlighters and two central ceiling lights. Within the family area is an attractive reclaimed Cotswold stone fireplace with matching

hearth and mantel. The kitchen is comprehensively fitted with a range of modern shaker style wall and base units. The base units have a marble bevelled edged work surface with an undercounter sink with Franke mixer tap with a pre rinse hose over and etched drainer. Matching upstands and windowsill. Incorporated within the kitchen is a Everhot oven(available by separate negotiation) which is set beneath a concealed extractor hood. There is a space for a French fridge freezer and built in dishwasher. The kitchen is completed with a central island that has matching units and matching granite tops. The units incorporate concealed drawers, and large pan drawers. Plate rail and feature lighting above the island. Three central heating radiators.

INNER HALLWAY

With stylish dresser storage units, one of which have a power point for vacuum charging, ceiling lights and a door into the cloakroom

CLOAKROOM

With a close coupled wc and vanity unit. Georgian style double glazed window to the rear.

UTILITY AREA

5' 4" x 8' 2" (1.63m x 2.50m) With French doors onto the side private terrace and being fitted with two single base units that provide space beyond for the washing machine and tumble dryer that flank the undercounter Belfast sink with monobloc tap over. There is a handmade wood worktop with tiled upstands and shelves over. Ceiling strip light and communicating door into the garage.

LANDING

Accessed across an easy tread staircase the generous landing has downlighters, access to loft void with loft ladder. Georgian style double glazed window to the fore with a radiator beneath and doors off to

MASTER BEDROOM

14' 8" x 12' 2" (4.49m x 3.71m) With two feature Georgian style windows onto the garden. Partially vaulted ceiling, downlighters, radiator and sliding door into the walk in wardrobe. Complete with his and hers rails and drawer units. Downlighters.

EN SUITE SHOWER ROOM

With a double shower cubicle, vanity unit with mirror above with heat pad behind and a concealed cistern wc. Stylish tiling to full height and flooring, downlighters, extractor fan and a heated towel rail.

BEDROOM TWO

11' 3" x 11' 0" (3.45m x 3.36m) With a vaulted ceiling, Georgian style double glazed window and a radiator.

BEDROOM THREE

9' 7" x 11' 0" (2.94m x 3.36m) Georgian style double glazed window to the fore and a radiator.

BEDROOM FOUR

8' 7" x 11' 7" (2.64m x 3.54m) Georgian style double glazed window to the side and a radiator.







FAMILY BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer tap and hand shower, close coupled wc, vanity unit and a separate shower cubicle with an electric shower. Complimentary tiling to full height and floor, wall light point and ceiling light. Georgian style double glazed window to the rear.

REAR GARDEN

The garden is enclosed by panelled fencing. You step from the house onto two scaffold plank terraces with coachlights and a pathway leads to a sunlounge patio with a further pathway beneath the pergola to the timber shed. There are a number of mature shrubs.

GARAGE

15' 5" x 8' 2" (4.70m x 2.50m) With remote up and over Hormann door, double glazed window and a communicating door into the utility room. Power and lighting laid on and the wall mounted Vaillant condensing boiler. The roof has recently been heightened and replaced.

SIDE TERRACE

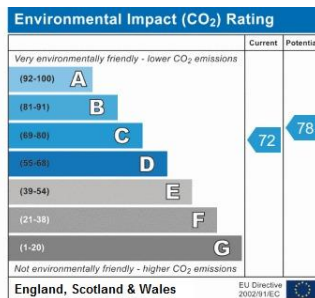
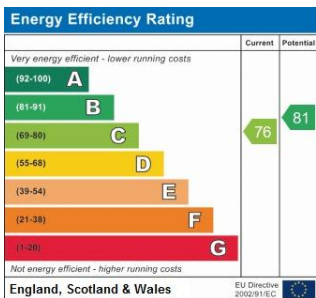
Being paved and enclosed with walls. There is a footpath to the front driveway via wrought iron gates and a pathway to the rear garden.

FIXTURES AND FITTINGS

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



Total area: approx. 172.1 sq. metres



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
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