



41 Thornby Avenue  
Kenilworth, CV8 2DY

Fixed Price £425,000

- Three Bedroom Semi Detached House
- Close To Town & Railway Station
- 2 Reception Rooms
- Extended Quality Kitchen





### THE PROPERTY

A superbly appointed and tastefully presented, white rendered - fully external insulated extended three bedroom semi detached house located in the Thorns/Park Hill School catchment, that really does require inspection. With the benefit of modern double glazing and gas fired central heating the property comprises; open porch, reception hall, cloakroom, living room, family room, extended refitted breakfast/dining kitchen, to the first floor there are three bedrooms, two of which are double, refitted shower room, outside a beautiful rear garden with a south easterly facing rear aspect and overlooking Bates Memorial Park, to the front is a tarmacadam driveway and fore garden leading to the single garage.

### APPROACH

Over a tarmacadam driveway to a open porch with quarry tiled step, central lantern and leaded and glazed composite door into the

### RECEPTION HALL

With radiator, ceiling light, double glazed window to side, stairs rising to the first floor, useful understairs storage area, door to the

### CLOAKROOM

With a low level w.c, heated towel rail, panelled to half height to all walls, shelving, opaque double glazed window to front.

### LIVING ROOM

16' 3" x 11' 0" (4.97m x 3.36m) Currently utilised as a dining room, radiator, double glazed window to front, coving, wall light, archway to the

### FAMILY ROOM

10' 2" x 9' 6" (3.10m x 2.92m) With door to kitchen, t.v point, coving, two wall lights and archway to the

### OPEN PLAN BREAKFAST ROOM

7' 4" x 17' 3" (2.26m x 5.26m) With polished porcelain flooring, with underfloor heating, range of down lighters, two sets of patio doors with views across Bates Memorial Park, vertical radiator, built in bespoke storage cupboard/unit and arch to the



### REFITTED KITCHEN

12' 0" x 8' 5" (3.67m x 2.57m) Comprehensively fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces, integrated AEG double under unit electric oven with grill and five ring AGE hob, Elicia illuminated extractor hood above and matching stainless steel splash back, integrated Whirlpool microwave, Kenwood dishwasher, Beko integrated washing machine, one and a half bowl granite composite sink with cold water tap and water softener, double glazed window to side, polished porcelain flooring, underfloor heating, larder cupboard, down lighters, door to hall.

### FIRST FLOOR LANDING

With double glazed window to side, matching pine bannister rail and spindles, Door to airing cupboard with a glow worm condensing boiler vented through the loft servicing the hot water and central heating, access to superb loft space insulated and boarded with power and light, and double glazed window to side making this a great occasional space, with a retractable aluminium ladder.

### DOUBLE BEDROOM ONE

12' 11" x 11' 5" (3.96m x 3.48m) With double glazed window to front, radiator, range of quality built in beech effect fitted wardrobes with hanging and shelving, with matching brush steel style handles, and two five drawer matching units.

### DOUBLE BEDROOM TWO

12' 0" x 11' 5" (3.68m x 3.48m) With radiator, double glazed windows with superb views across Bates Memorial Park.

### BEDROOM THREE

8' 9" x 6' 7" (2.67m x 2.02m) With double glazed window to front, radiator, built in bulk head storage cupboard/wardrobe with hanging rail.

### LUXURY SHOWER ROOM

6' 3" x 6' 7" (1.93m x 2.02m) With a quality three piece white suite with low level w.c, vanity wash hand basin with cupboard below, large walk in shower cubicle with mains fed shower with twin chrome shower attachments, opaque double glazed window to rear, polished porcelain tiling to walls, and grey porcelain tiles to floor, with underfloor heating, LED down lighters, heated chrome towel rail.

### REAR GARDEN

Fully enclosed by perimeter fencing with gate into Bates Memorial Park, offering a superb south west facing sunny aspect with new full width decking, pond and beautifully kept and stocked borders with a lovely variety of shrubs and plants, with green house.











### **GARAGE**

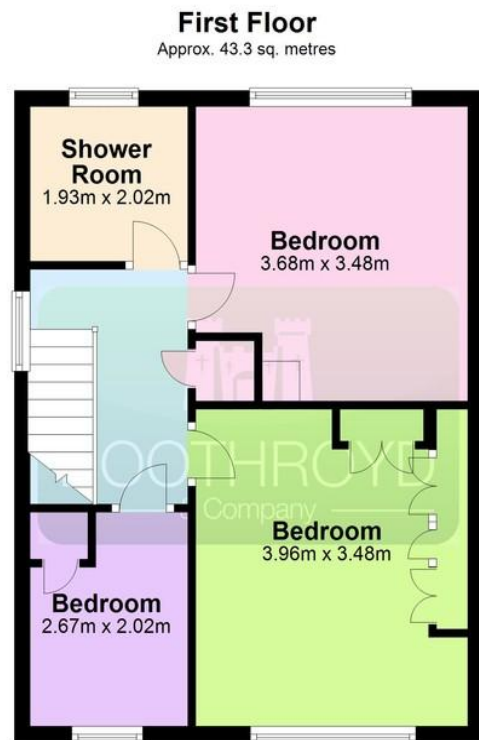
To the side of the property is a single detached garage with twin timber doors to the front, power and light connected with useful shelving.

### **FRONT**

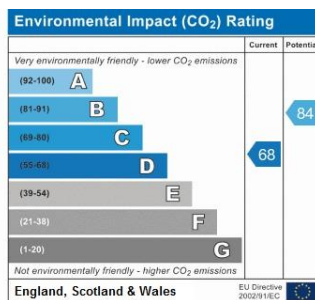
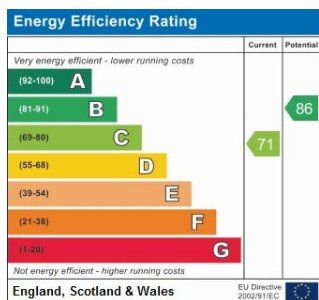
To the front of the property is a low maintenance gravelled fore garden with miniature apple tree, low level wall and tarmacadam driveway leading down the side of the property where there is a newly installed water but.

### **FIXTURES AND FITTINGS**

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



Total area: approx. 103.6 sq. metres



#### COUNCIL TAX BAND

Tax band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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