



20 Mayfield Drive

Kenilworth, Warwickshire. CV8 2SW

- Executive Four Bedroom Detached House
- Lounge, Dining Room, Study & Conservatory
- Three Bathrooms(Two En-Suite Shower Rooms)
- EPC Rating C. Driveway and Integral Double Garage

Asking Price Of £675,000





THE PROPERTY

An executive four bedroom detached house that has been sympathetically extended by the current owner. Located close to Kenilworth Secondary School and providing easy access to the A46 and the wider area. With extensive accommodation the property benefits gas central heating and replacement Georgian bar double glazing throughout. You approach the house across a block paved driveway that offers hardstanding for two vehicles side by side and you step into the enclosed porch with the central reception hallway beyond. From the hallway you access all principal rooms and the ground floor cloakroom. The living accommodation comprises a front lounge with feature fireplace, dining room with doors into the conservatory and study. The kitchen has been reconfigured and comprises a range of limed oak wall and base units. Integrated into the kitchen is an oven, hob and extractor, dishwasher and fridge freezer. There is a door that communicates from the kitchen into the double integral garage. The first floor is accessed from a spindle staircase and the landing has all rooms radiating off. Each of the four bedrooms has fitted furniture whilst two rooms have en-suite shower rooms. The first floor is completed by a family bathroom. Outside is an attractive rear garden with pedestrian access, large patio directly off the house and two sun lounge areas. Viewing is highly recommended.

PORCH

With leaded double glazed window and door into the enclosed porch. Tiled flooring and further leaded double glazed door and window into the central reception hallway.

RECEPTION HALLWAY

With laminate flooring, radiator, coving to ceiling and an open spindle staircase and bannister to the first floor landing. All doors off to

CLOAKROOM

With a vanity wash hand basin with storage cupboards and a monobloc tap, concealed cistern wc. Heated towel rail, continuation of the laminate flooring, tiling to splash backs and a leaded frosted double glazed window to the rear.

LOUNGE

15' 2" x 12' 9" (4.63m x 3.89m) Leaded double glazed bay window to the fore, radiator, coving to ceiling and a focal point provided by a marble fireplace with matching hearth and housing a living flame gas fire with an Adams style surround.

DINING ROOM

10' 2" x 12' 9" (3.12m x 3.89m) Leaded double glazed door with matching side light windows leading into the conservatory. Radiator, coving to ceiling and a door into the study.

STUDY

19' 0" x 4' 9" (5.81m x 1.47m) Leaded double glazed windows to dual aspects, access to small loft area and two radiators at each end of the room.

CONSERVATORY

8' 11" x 10' 5" (2.73m x 3.19m) With ceramic tiled flooring. With hardwood double glazed windows and french doors onto the rear garden and terrace. Half brick in construction with wall lights and a vaulted ceiling with central fan.

FITTED KITCHEN

6' 11" x 19' 6" (2.13m x 5.95m) Fitted with a range of modern limed oak units to wall and base. The base units have a blue marble effect countertop with an inset single drainer sink unit with mixer tap and set beneath the leaded double glazed window to the rear and having tiled splashbacks. The kitchen benefits an integrated dishwasher, eye level double over and a four ring gas hob with an extractor canopy over and a 70:30 split fridge freezer. There is a built in larder unit and a further Welsh dresser and a central heating thermostat, Within the kitchen is a utility area with a further single drainer sink unit with mixer tap, and a further Georgian bar double glazed window to the rear and a leaded double glazed door to the side and a communicating door into the double garage.

LANDING

The central landing has access to loft void, airing cupboard with slatted shelving and prelagged copper cylinder, coving to ceiling and doors off to

MASTER BEDROOM

14' 3" x 10' 2" (4.36m x 3.10m) Leaded double glazed window to the fore, radiator and a range of fitted furniture that includes a bank of wardrobes to one wall, matching bedside cabinets and dressing table beneath the window. Coving to ceiling, radiator and door into the en-suite shower room.

EN SUITE SHOWER ROOM

With a shower cubicle with a thermostatic shower, vanity wash hand basin with built in storage and a concealed cistern wc. Above the sink is downlighting and a medicine cabinet. Ceramic tiled flooring and to full height to the walls. Frosted leaded double glazed window to the fore.

BEDROOM TWO

23' 8" x 15' 0" (7.22m x 4.59m) This extensive bedroom has dual aspect leaded double glazed windows. Two radiators, coving to ceiling and fitted double wardrobes with matching top box storage. Access to loft void.

EN SUITE SHOWER ROOM

With a corner shower cubicle with a thermostatic shower, vanity wash hand basin with storage cupboards, illuminating mirror over and a concealed cistern wc. Tiling to full height to splashbacks and a tiled effect laminate floor. Heated chrome towel rail and a frosted leaded double glazed window to the rear.







BEDROOM THREE

13' 1" x 10' 9" (4.00m x 3.28m) With a Georgian bar double glazed window to the fore, radiator and fitted furniture that includes wardrobes to one wall, a dressing table beneath the front window and matching bedside cabinets.

BEDROOM FOUR

11' 3" x 8' 11" (3.43m x 2.73m) With a leaded double glazed window to the rear, radiator and a bank of built in wardrobes to one wall, bedside cabinets and a built in dressing table with top box storage units over.

FAMILY BATHROOM

With a panelled bath with mixer shower and shower screen, vanity wash hand basin with built in storage, mirror and light over and a concealed cistern wc. Tiling to full height and floor and a frosted leaded double glazed window to the rear. Heated chrome towel rail and downlighting.

FRONT DRIVEWAY

To the front of the property is a block paved driveway that offers hardstanding for two vehicles side by side. The driveway provides direct access to the integral double garage with twin up and over doors and coach lighting. The remaining garden is mainly laid to lawn with mature shrub and floral borders. There is side pedestrian access to the rear garden.

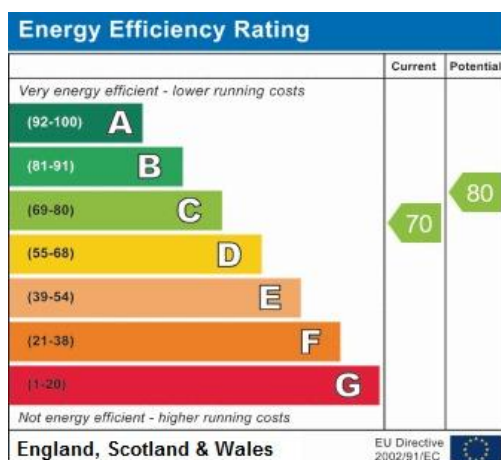
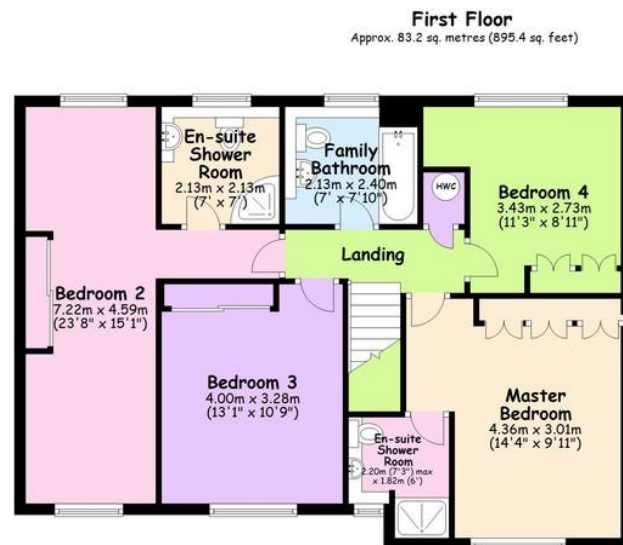
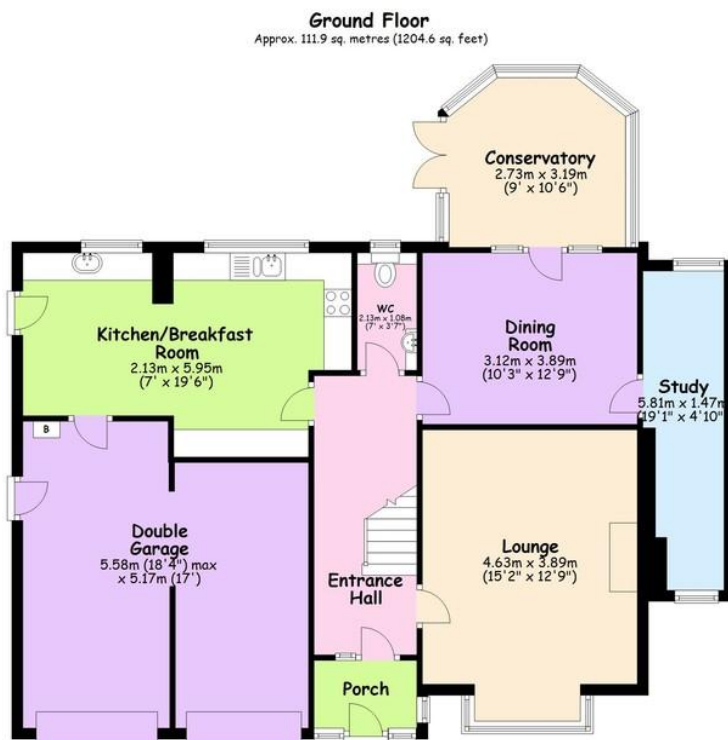


DOUBLE INTEGRAL GARAGE

18' 3" x 16' 11" (5.58m x 5.17m) With twin up and over doors and having power and lighting laid on. There is a central dividing wall for the two garage areas. A communicating fire door leads into the fitted kitchen.

REAR GARDEN

There is an extensive patio off the property. The garden is otherwise mainly laid to lawn with mature shrub borders. It is enclosed with panelled fencing and trellis work. At the head of the garden is a paved and further decked sun lounge area. With an outside tap and side pedestrian access.



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

T: 01926 857244
E: sales@boothroyd.co.uk
W: www.boothroyd.co.uk

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