



Thornby Avenue, Kenilworth

Offers Over £500,000

- Immaculate Four Bedroom Extended Semi Detached House
- Attractive Lounge With Double Sided Wood Burning Stove
- Open Plan Kitchen/ Dining Room With Family Area Off
- Second Floor Double Bedroom & Refitted Ensuite Shower Room
- Garden Pod & Outside W.C. With Driveway To Front
- Open Porch, Reception Hall & Cloakroom W.C.
- Energy Rating C - 70
- Three Bedroom & Refitted Bathroom On First Floor
- South Facing Garden Backing Onto Bates Memorial Park
- Warwick District Council Tax Band D

Thornby Avenue, Kenilworth, CV8 2DY

This quality, extended, and comprehensively redeveloped four-bedroom semi-detached house is ideally located close to the outstanding Kenilworth Secondary School and the Thorns/Park Hill catchment area, as well as near the town centre. With a magnificent open-plan living and family kitchen, this property is a must-see.

The accommodation includes an open porch, a reception hall, and a refitted cloakroom. The living room features a double-sided wood-burning stove, while the open-plan family and living kitchen boasts bi-fold doors leading to the extended family area. On the first floor, you will find three bedrooms and a luxury family bathroom with a shower. The second floor features a modern loft conversion that serves as a double bedroom with a luxury ensuite shower room.

Outside, there is a private, paved rear garden with a patio and lighting, backing onto Bates Memorial Park. The garden has a south-facing aspect and includes a garden pod, perfect for an office, treatment room, or gym, complete with underfloor heating. There is also a driveway with parking space for two cars.

Viewing this property is highly recommended!



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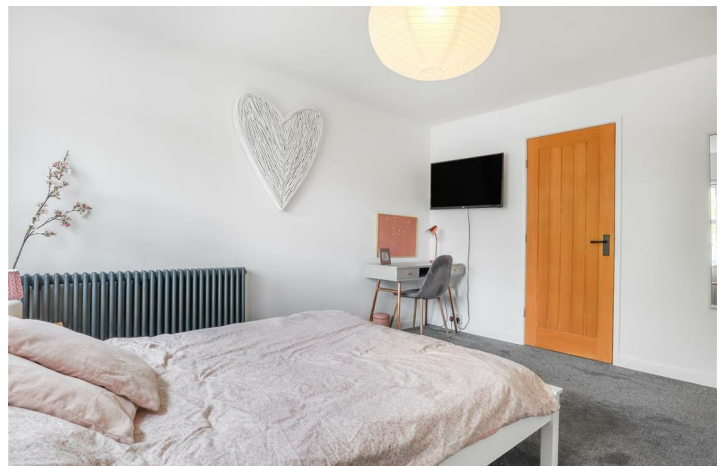


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C - 70

Council Tax Band: D



Approach

Over a tarmac driveway leading to an open porch with a quarry-tiled step and outside courtesy light, a composite front door opens into the

Reception Hall

This space features an oak strip floor, a radiator, and a window on the side. It includes a smoke alarm, a range of LED downlighters, and a convenient under-stairs storage cupboard that houses the electric isolation units. There is also a door leading to the

Refitted Cloakroom

Features a two-piece suite with low-level W.C., a stylish wash basin with chrome mixer, a useful built-in storage cupboard, ceiling light, and a frosted window to the front.

Living Room

With oak strip flooring, a radiator and sash windows to the front, this room also features stylish wall panelling and a double-sided multi-fuel stove as a real focal point. Ceiling light, and double oak doors leading through to the next room.

Open Plane Dining Kitchen

With oak strip flooring and a feature double-sided wood-burning stove with oak mantel, opening through to the

Kitchen

Comprehensively fitted with a range of bespoke solid wood base units, topped with wood block work surfaces and ceramic tiled splashbacks. Belfast sink with a retractable chrome mixer tap and ceramic drainer, integrated dishwasher and washing machine, and space for a Rangemaster cooker with a matching illuminated extractor hood over. Vertical radiator, space for a slot-in tumble dryer, and room for a large upright fridge freezer, with windows to the side and rear.

Family Room

Open plan from the kitchen, with three-leaf white aluminium bi-folding doors opening out to the rear. Radiator, TV point, and a built-in bespoke solid wood storage cabinet, plus a window to the side and a ceiling light.

First Floor Landing

With a window to the side, a range of LED downlighters and a smoke alarm. Door to the airing cupboard with slatted shelving, and further doors leading off.

Double Bedroom One

With a sash window to the front, radiator and ceiling light, plus built-in wardrobes/cupboard with hanging rail.

Double Bedroom Two

With radiator and ceiling light, a built-in single wardrobe with hanging rail and storage over, and a window with lovely views over Bates Memorial Park.

Bedroom Three

With a sash window to the front, ceiling light and radiator, plus a built-in storage cupboard with fitted shelving.

Family Bathroom

Fitted with a modern white three-piece suite, including a low level W.C. and a wall-hung vanity wash hand basin with chrome mixer tap and drawers below. Panelled bath with glazed shower screen and mains-fed shower with rain head and chrome fittings. Stylish porcelain-style brick bond tiling to the walls and ceramic tiled floor, feature heated towel rail/radiator, LED downlighters, extractor fan and LED mirror, with a frosted window to the rear.

Second Floor Landing

With a ceiling downlighter and smoke alarm, door leading to

Double Bedroom Four

With two Velux windows to the front and a feature picture window enjoying lovely views across Bates Memorial Park and towards St John's spire. LVT flooring, built-in wardrobes into the eaves with hanging and shelving, additional eaves storage, radiator, and a feature flue from the log burner.

Second Floor Shower Room

Fitted with a luxury white three-piece suite, including a low level W.C. and a wall-hung vanity wash basin with cupboard below. Large walk-in shower enclosure with mains-fed shower, rain head and twin chrome fittings. Porcelain tiling to the floor and walls, extractor fan and LED downlighters, with a window to the rear.

Rear Garden

Enjoying a lovely south-facing rear aspect and not overlooked, with a gate leading directly onto Bates Memorial Park. Laid to low maintenance paving with well-stocked borders featuring a wide variety of shrubs and plants, plus an outside tap and courtesy light. Low-level picket fence and gate to the side, where there is a

Outside Toilet

With a W.C. and basin over and a chrome mixer tap, plus an electric heater.

Office Pod

To the rear of the property is a fully insulated pod, ideal for a home office or gym and currently used as a treatment room. With a window to the rear and French doors to the approach, it also benefits from power and lighting, attractive wood panelling, and a vanity basin with cupboard below. There is also digitally controlled electric underfloor heating installed.

Front

To the front of the property is a tarmac driveway extending down the side, with an inset lawned foregarden, low-level front wall, and established borders featuring a variety of shrubs and plants.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

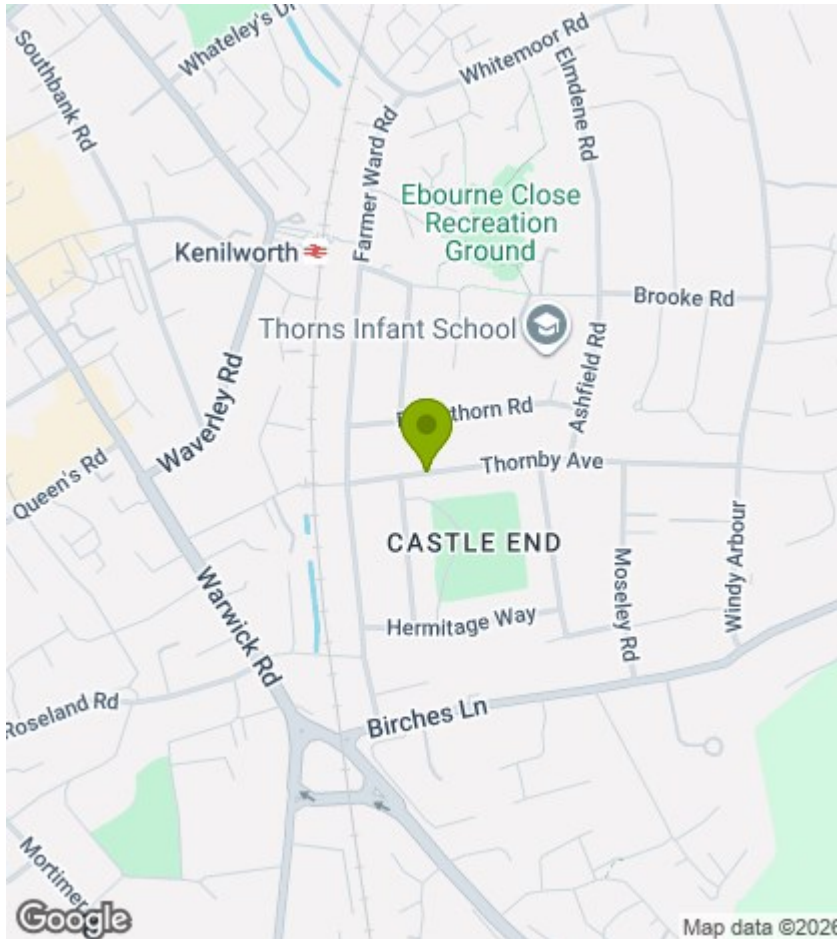
EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
291 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings

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



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

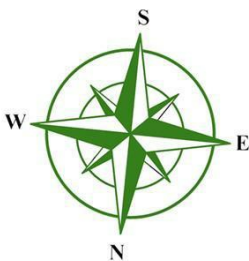
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOCATION
Thornby

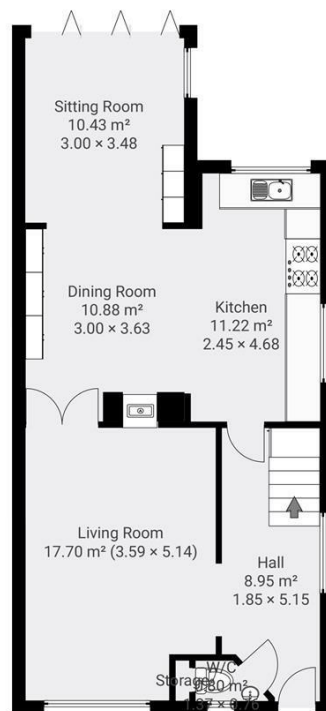
DETAILS
Total area: 133.55 m²
1437.52 sq.ft



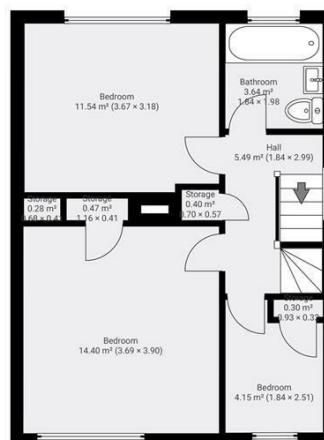
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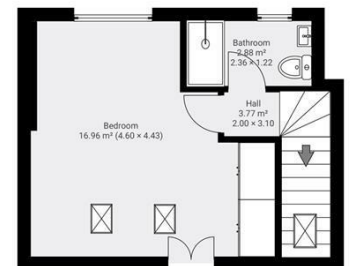
▼ Ground Floor TOTAL AREA: 60.13 m²



▼ 1st Floor TOTAL AREA: 40.63 m²



▼ 2nd Floor TOTAL AREA: 23.59 m²



▼ External TOTAL AREA: 9.20 m²

