BOOTHROYD
& Company









Sovereign Close Kenilworth, CV8 1SQ

Offers In The Region Of £975,000

- Executive Five Bedroom Detached House
- Lounge & Separate Dining Room With Walk In Bay Window
- Refitted Kitchen With Quality Appliances & Utility
- Quality Four Piece Bathroom & Two Luxury En-Suites
- West Facing Garden, Integral Double Garage & Driveway Parking
- Reception Hall & Cloakroom W.C
- Energy Rating C - 70
- Impressive Galleried Landing
- Five Bedrooms - Three Doubles
- Warwick District Council Tax Band G

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Sovereign Close, Kenilworth CV8 1SQ

A superb five-bedroom detached family home with an attractively landscaped west facing rear garden. This spacious family home situated in a safe residential cul-de-sac on the outskirts of Kenilworth, approached from Rouncil Lane and within easy walking distance of the town centre and open countryside. It is recommended that an internal inspection is undertaken on this property to appreciate the quality and the standard of accommodation and fittings offered. The quality finish offers five bedrooms including the main bedroom with quality built in bedroom furniture, dressing room/en-suite wet room, second double bedroom also with an en-suite, re-fitted family bathroom, spacious galleried landing, L shaped hall, spacious lounge with feature fire, conservatory, large dining room with feature bay window, superb kitchen with utility room, cloakroom, double garage and driveway parking. An exceptional family home.

5 3 3 C

Council Tax Band: G







Approach
Over a tarmacadam and brick edged driveway to a composite front door with full height opaque slip window, into the

Reception Hall
L shaped reception hallway with Karndean flooring, two ceiling lights, coving, smoke alarm, digital temperature control clock for the central heating, door to

Cloakroom
With a two-piece suite with low level encased w.c, vanity wash hand basin with cupboard below, electric radiator, underfloor heating, opaque double glazed window to front, coving, LED downlighters.

Dining Room
12'4" x 11'3"
With attractive walk in double glazed bay window to front, coving, ceiling light, under floor heating with temperature control.

Lounge
14'2" x 19'4"
With double glazed French doors onto the patio, underfloor heating, two ceiling lights, coving, feature in wall gas fire with stone surround and log effect fire.

Breakfast Kitchen
10'7" x 16'11"
Comprehensively fitted with a range of matching fronted base and wall units in a natural oak design and 30mm granite work surfaces with stainless Franke under counter mounted sink with chrome mixer tap, integrated Siemens appliances to include a double fan assisted oven and grill, four ring electric hob with illuminated stainless steel and glazed extractor hood above, dishwasher, ceramic tiled splash backs with under pelmet LED lighting, Karndean floor, radiator, sliding patio door to the conservatory and square arch to the

Utility
4'11" x 11'3"
With matching fronted base and wall units in a natural oak design, with granite work surfaces and ceramic tiled splash backs with single drainer stainless steel sink with chrome mixer tap, space for slot in water fed American style fridge freezer, space and plumbing for washing machine and separate dryer, side entrance, Karndean flooring and radiator.

Conservatory
5'5" x 14'9"
With sliding doors from the kitchen and lounge, a reinforced glazed roof with fitted, electric blinds, surrounding double glazed windows with French doors onto the patio, electric heater.

Double Garage
With matching twin doors to front, power and light connected, fitted shelving, pedestrian door to side, wall mounted Worcester Greenstar gravity fed boiler (4yrs old- 6 years warranty remaining) electric isolation unit, cold water tap, electric and gas meters on external garage wall.

Galleried Landing
Superb spacious galleried landing with matching wood banister rails and spindles, coving, ceiling light, double glazed window to front, radiator, spacious airing cupboard with lagged cylinder and pressurised heating tank with slatted shelving, access to insulated and boarded loft space.

Double Bedroom One
16'4" x 10'4"
With double glazed window to rear, radiator, range of matching quality built in bedroom furniture with matching bedside tables and range of chest of drawers, built-in wardrobes to one wall with hanging and shelving, ceiling light, coving, door to

En-suite/Dressing Room
With dressing area with sliding part mirrored doors with hanging and shelving, porcelain tiles to floor, arch to the refitted en-suite wet room with a low level w.c, wall hung wash hand basin with floating drawers below and central chrome mixer tap, walk in wet room with fitted glazed screen and powered shower with twin shower heads with rain head, porcelain tiling to walls and floor with under floor heating, extractor fan, LED down lighters, mirrored vanity cabinet, opaque double glazed window to rear with built in blind, heated chrome towel rail.

Double Bedroom Two
11'8" x 10'5"
With two double glazed windows to front, radiator, ceiling light, coving, door to the

En-suite
6'0" x 6'0"
With a refitted three-piece white suite with low level w.c, wall hung wash hand basin with chrome mixer tap, large walk in corner shower enclosure with powered shower with chrome fittings and attachments, grey porcelain tiles to floor and walls, extractor fan, LED downlighters, heated chrome towel rail, LED mirrored vanity cabinet, underfloor heating, opaque double glazed window to front.

Double Bedroom Three
10'10" x 10'5"
With double glazed window to rear, radiator, ceiling light, coving.

Bedroom Four
6'10" 10'11"
With two double glazed windows to front, ceiling light, coving.

Bedroom Five
10'10" x 7'10"
With double glazed window to rear, radiator, ceiling light, coving.

Family Bathroom
6'6" x 10'5"
With a luxury four piece white suite with encased low level w.c, vanity wash hand basin with matching cupboards above and below, central LED mirror, large panelled bath with central chrome mixer tap, corner shower enclosure with powered shower with chrome fittings and porcelain tiles to floor and under floor heating, LED downlighters, heated chrome towel rail, opaque double glazed window to side.

Rear Garden
Beautifully landscaped with a lovely west facing aspect, fully enclosed by perimeter fencing with three patios, pergola, inset lawn, fantastic variety of shrubs and plants with gated access either side, water feature, outside lighting and cold water tap.

Front
To the front of the property is an inset lawned front garden with established planted shrubs, tarmacadam and brick edged driveway with parking for four cars.

Tenure
The property is freehold.

Services
All main services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
15 Mbps
Superfast
74 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

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

























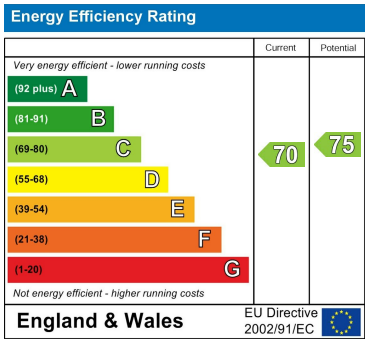


Viewings

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

EPC Rating:

C





Total area: approx. 203.8 sq. metres (2194.0 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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