



Gloster Drive, Kenilworth

Offers In The Region Of £850,000

- Executive Five Bedroom Detached House
- Porch, Reception Hall, And Cloakroom
- Lounge And Separate Dining Room
- Four Double Bedrooms
- Attractive Garden And Double Garage
- Located In A Quiet Cul-De-Sac In Old Kenilworth
- Energy Rating D - 59
- Breakfast Kitchen And Utility
- Two En-suites And Family Bathroom
- Warwick District Council Tax Band G

Gloster Drive, Kenilworth CV8 2TU

This five-bedroom detached house is within walking distance of the delightful Abbey Fields, Kenilworth Castle, Old High Street, and near to the town centre of Kenilworth with its full range of facilities and amenities. Situated in a sought-after residential cul-de-sac with a private rear garden. The accommodation comprises; spacious porch and hall, cloakroom, lounge and separate dining room, kitchen/breakfast room with utility room off. To the first floor there are five bedrooms, four of which are doubles, outside an attractive landscaped rear garden, double garage and driveway parking. Internal inspection is strongly recommended to appreciate this quality executive home with no onward chain.



Council Tax Band: G



Front

To the front of the property is a block paved driveway with parking for three or four cars with well-kept adjacent lawned fore garden and maintained borders.

Approach

Over a block paved graded driveway to an open Upvc double glazed front door with matching opaque full height double glazed windows either side into the

Enclosed Porch

With coving, ceiling light, radiator, matting to floor, alarm control pad, internal double glazed opaque door with matching insets either side into the

Reception Hall

Spacious L shaped reception hall with radiator, coving, Hive control clock for the central heating, two ceiling lights, stairs rising to the first floor, door to the

Cloakroom

With a low level w.c, pedestal wash hand basin, ceiling light, coving, wood laminate flooring, opaque leaded double glazed window to rear and coat hooks.

Lounge

19'8" x 12'0"

With attractive walk in double glazed leaded bay window to front, coving, two ceiling lights, two wall lights, two radiators, t.v point, feature living flame effect coal gas fire with cotswold stone composite inset surround and mantel, double opaque doors into the

Dining Room

11'10" x 11'5"

With radiator, coving, two wall lights and patio doors onto the rear patio.

Kitchen/Breakfast Room

10'3" x 18'0"

Comprehensively fitted with a range of matching light oak fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl composite sink with chrome mixer tap, integrated Siemens fan assisted oven with grill, Siemens microwave combi above, four ring Siemens induction hob and Bosch dishwasher, corner glazed display cabinet, radiator, two leaded double glazed windows to rear, space for breakfast/dining table, ceiling downlighters, arch to the

Utility Room

5'2" x 8'1"

Fitted with a continuation of the base and wall units with marble effect rounded edge work surfaces with

single bowl composite sink with chrome mixer, space for large upright fridge freezer, space and plumbing for washing machine and separate dryer, ceramic tiling to splashback, double glazed window and door to the side.

Galleried Landing

Spacious landing with matching banister rail and spindles, radiator, leaded double glazed window to front, coving, LED downlighters, access to insulated and boarded loft space with retractable ladder, spacious airing cupboard housing the lagged water cylinder with fitted shelving, door to

Master Bedroom

10'5" x 15'8"

With two leaded double glazed windows to rear, coving, ceiling light, door to the

En-Suite

With a 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 ceramic tiling to walls, mirrored vanity cabinet, radiator, laminate flooring, leaded and opaque double glazed window to side, ceiling light.

Double Bedroom

11'10" x 11'1"

With radiator, coving, ceiling light, leaded double glazed window to front, built in wardrobes to one wall with a range of useful hanging and shelving, door to the

En-Suite Shower Room

With a three piece white suite with low level w.c, vanity built in wash hand basin with cupboard below and central chrome mixer tap, built in shower cubicle with mains fed shower with chrome mixer tap and fittings, bi folding shower screen door, ceiling light, wall mounted mirror and illuminated vanity light, heated chrome towel rail, opaque and leaded double glazed window to front, laminate flooring and LED ceiling lights.

Double Bedroom

14'2" x 11'3"

With leaded double glazed window to rear, radiator, ceiling light and coving.

Bedroom

9'8" x 8'2"

With leaded double glazed window to rear, coving, ceiling light and radiator.

Bedroom/Study

8'0" x 9'6"

With leaded double glazed window to front, radiator, coving and ceiling light.

Bathroom

With a refitted three piece white suite with a low level w.c, pedestal wash hand basin, ceramic panelled bath with Mira mains fed shower over with chrome mixer tap and fittings, glazed shower screen, porcelain tiles to walls, laminate flooring, LED central light, mirrored vanity cabinet, heated chrome towel rail and leaded double glazed window to side.

Double Garage

16'11" x 16'5"

With twin metal up and over doors to front with power and light connected, wall mounted boiler servicing the hot water and central heating, leaded and double glazed window and door to side.

Rear Garden

Being a delightful feature of the property beautifully landscaped to three sides with central lawn with mature borders containing a range of shrubs, plants and screening hedging. There is a full width patio with outside lighting, cold water tap, additional pergola encased patio to the top of the garden ideal for summer sitting, side patio and secure timber gate. To the other side is a useful timber shed, water butts and micro greenhouse.

Tenure

The property is freehold.

Services

All mains services are connected

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

76 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

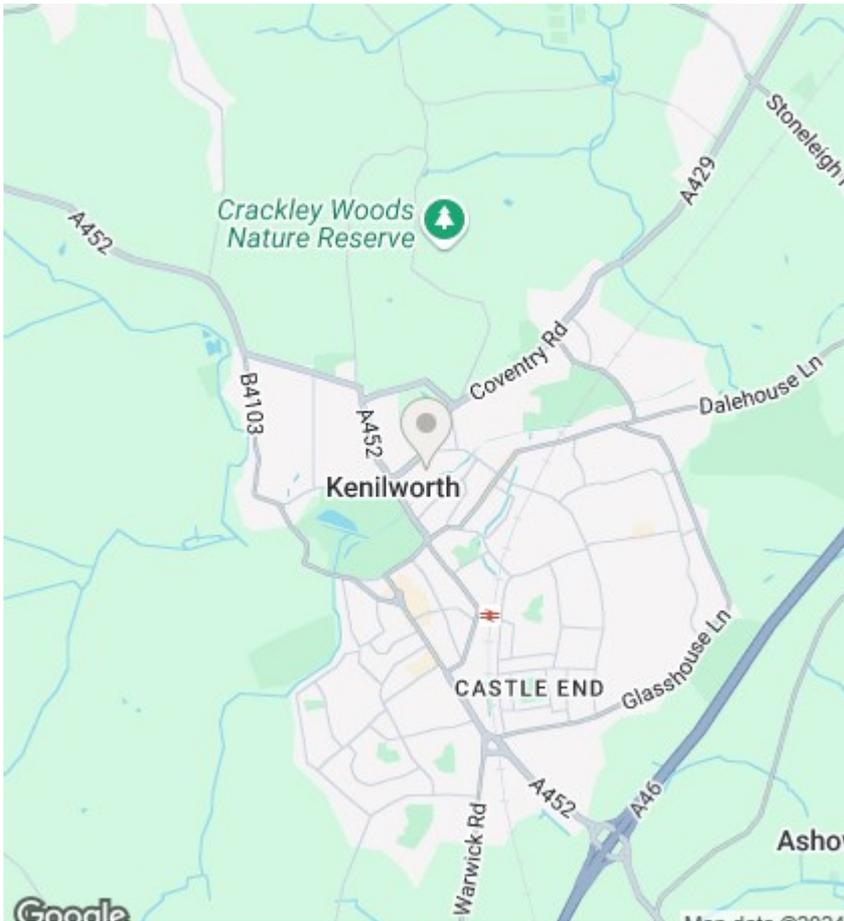
Virgin

Fixtures And 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 186.6 sq. metres