MATTHEW JAMES
Property Services

45 Thornby Avenue, Kenilworth, CV8 2DY
£490,000

THREE BEDROOMS... EXTENDED OPEN PLAN LIVING KITCHEN... UTILITY ROOM... MEMORIAL PARK VIEWS TO REAR... GROUND FLOOR CLOAKROOM WC... OFF ROAD PARKING AND A GARAGE... SEMI DETACHED... SEPARATE LOUNGE... SOUGHT AFTER LOCATION. Located on the sought after Thornby Avenue, this beautiful massively extended semi detached property really does need to be viewed to appreciate everything that is being offered for sale. Having been recently extended to the rear providing a much bigger living space incorporating a dining area, utility room and an island with breakfast bar. There is also a ground floor cloakroom, three bedrooms, family shower room, front and rear gardens, off road parking, garage and lovely views across the Memorial Park to the rear. Also benefits from Air conditioning and heater in the main living space, gas central heating, double glazing and close to all amenities. Does this property sound like your next lovely family home? Call us now to book your viewing!

Front Garden

Being newly laid to Asphalt with blocked border, planted flower beds hedging, pedestrian gate that leads to the rear garden area and garage and access through the front door leads to the:

Entrance Hallway

Having a double glazed window to the side elevation, stairs lead off to the first floor, under stairs storage and doors that lead off to:

Lounge

16'2 x 11'11 (4.93m x 3.63m)

Having a double glazed window to the front elevation and newly installed 'double access' log burner shared with the open plan kitchen dining room to the one wall.

Ground Floor Cloakroom

(Not Measured) Having an obscure double glazed window to the front elevation, low level flush, wash hand basin and tiling to splash prone areas.

Extended Open Plan Kitchen Dining Room

23'1 x 18'2 (7.04m x 5.54m)

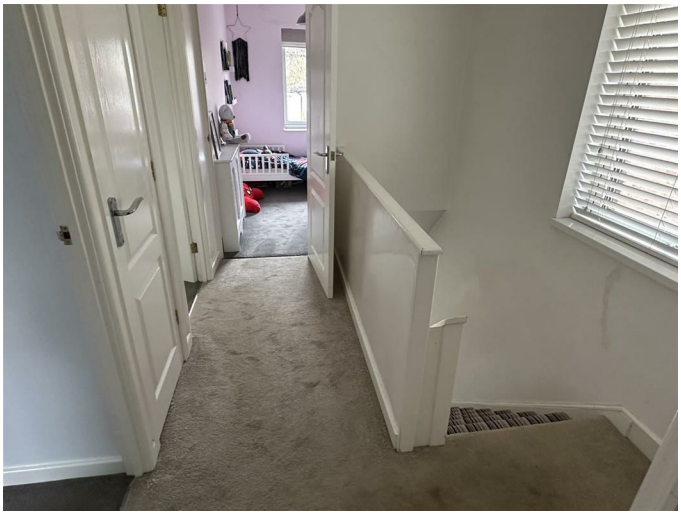
Being all newly installed and having a double glazed window to the side elevation, door to the side elevation, bi-fold opening doors to the rear elevation, a range of wall, base and drawer units with integrated dishwasher, space for a range cooker, island with breakfast bar style dining, space for a dining table and seating, log burner, seating and lounging area and further door leads to the:

Utility Room

6'6 x 3'8 (1.98m x 1.12m)

Having space and plumbing for a washing machine with tumble dryer over and wall and base units with roll top worksurface over.

First Floor Landing



Having a double glazed window to the side elevation, balustrade, access to the loft area and doors leading off to:

Bedroom One
12'5 x 11'7 (3.78m x 3.53m)

Having a double glazed window to the front elevation and fitted wardrobes to the one wall.

Bedroom Two
9'9 x 11'6 (2.97m x 3.51m)

Having a double glazed window to the rear elevation and fitted wardrobe to the one wall.

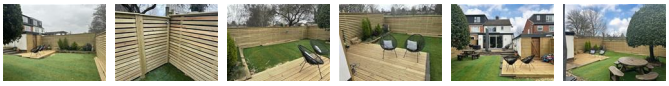
Bedroom Three
8'8 x 6'6 (2.64m x 1.98m)

Having a double glazed window to the rear elevation.

Family Bathroom
6'5 x 6'4 (1.96m x 1.93m)

Having a double obscure glazed window to the rear elevation, a p-bath with rain head shower overm vanity wash hand basin and flush WC with storage, ladder style heated towel rail, electric illuminated mirror, extractor and modern tiling to all splash prone areas.

Rear Garden



Having newly installed fencing to all sides, new decking, paved patio area, gate that leads to the Memorial Park, gate that leads to the front elevation and parking and pedestrian gate that leads directly to the Memorial Park to the rear.

Garage
17'1 x 8'3 (5.21m x 2.51m)
Having doors to the front elevation, power, lighting and pedestrian door accessed from the garden area.

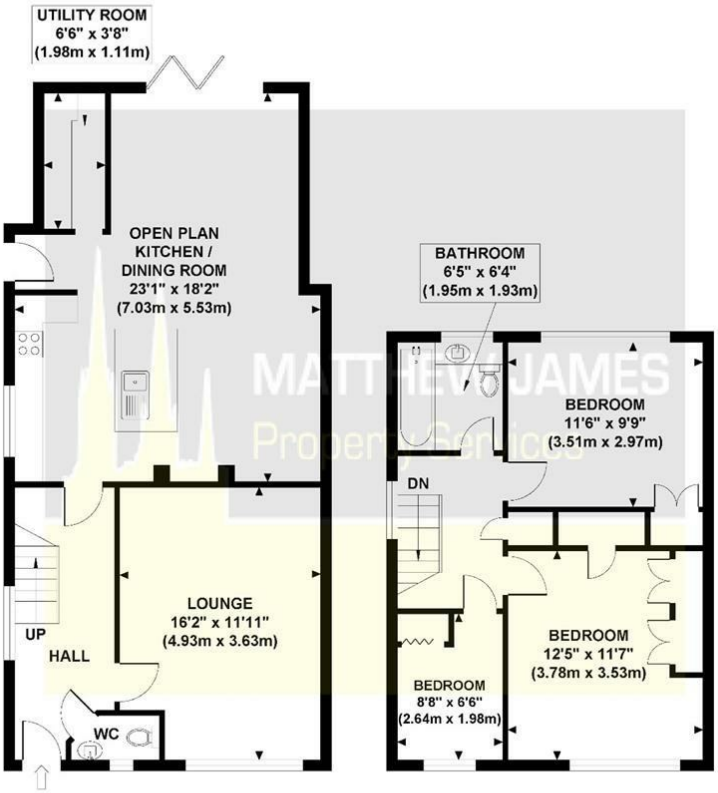
Memorial Park Views

Perfect for those that have children or like to take the dog for a walk having direct gated access from the garden.

Floor Plan

Thornby Avenue

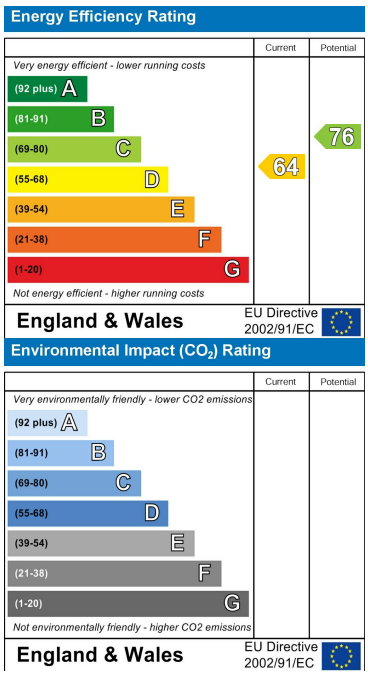
Approximate Gross Internal Area 1138 sq ft / 105.70 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map

Energy Efficiency Graph



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