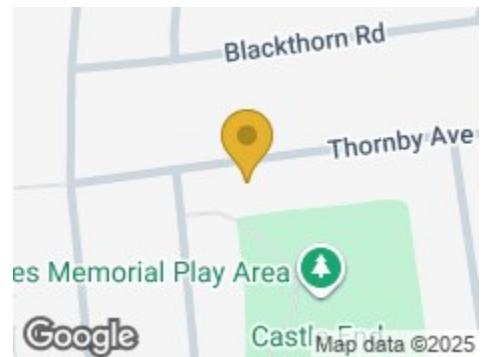


## Road Map



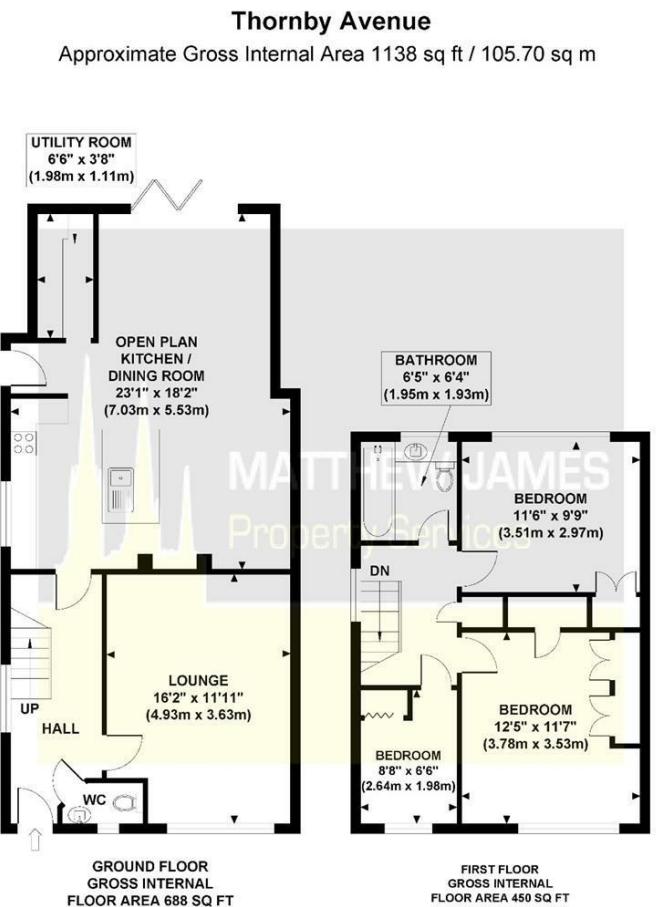
## Hybrid Map



## Terrain Map



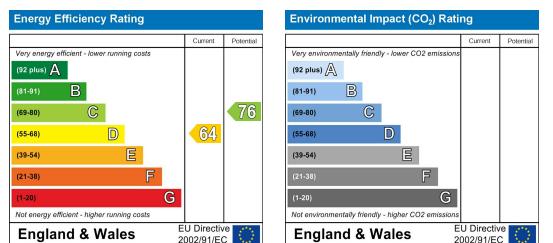
## Floor Plan



## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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**MATTHEW JAMES**

Property Services



## 45 Thornby Avenue

, Kenilworth CV8 2DY

£490,000



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, Kenilworth CV8 2DY

£490,000



## 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

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

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

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

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

## Bedroom Two

9'9 x 11'6

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

## Bedroom Three

8'8 x 6'6

Having a double glazed window to the rear elevation.

## Family Bathroom

6'5 x 6'4

Having a double obscure glazed window to the rear elevation, a p-bath with rain head shower over 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

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.

