

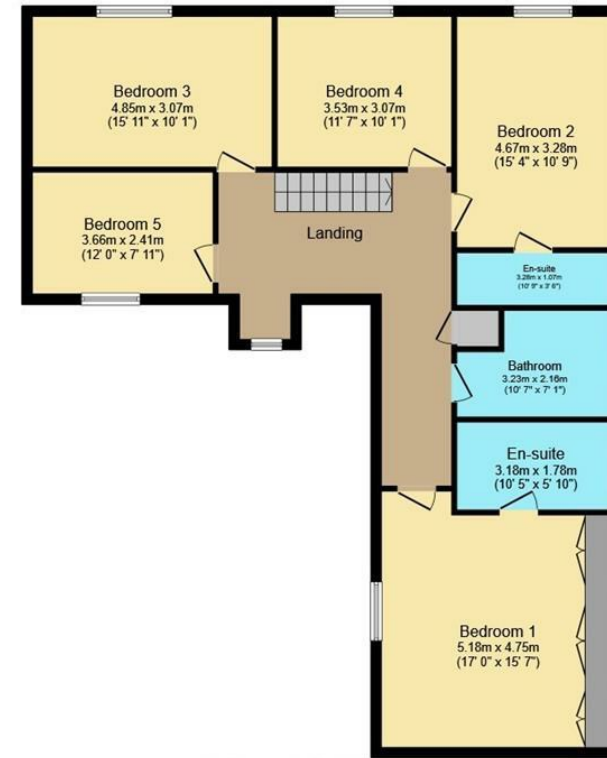
Peter Clarke



6 Gloster Drive, Kenilworth, CV8 2TU



Ground Floor



First Floor

Total floor area 234.2 sq.m. (2,520 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Detached
- Five Bedrooms
- Three Bathrooms
- Extended
- Double Garage
- Study
- Sought After Location
- Guest WC
- Three reception rooms
- Utility



Offers Over £850,000

A sizeable and very well presented five bedroom detached family home set in sought after Kenilworth. The property has been recently refurbished and extended and has been finished to a high standard throughout. The property comprises entrance hall, large open living space with living room, dining room and snug, modern fitted kitchen, utility, study, WC, five good sized bedrooms, two en suites, family bathroom, wrap around low maintenance garden and double garage.

APPROACH

with a large block paved driveway leading to the front of the property with access to the garage and having a border mature trees.

ENTRANCE HALL

with double glazed obscured glass door to the front elevation, oak flooring, central heating radiator, ceiling mounted lighting, stairs to the first floor with understairs cupboard, and doors giving way to the internal accommodation.

LIVING ROOM/DINER

A large open space which has been extended, being triple aspect with windows to the front, rear and side elevation. With oak flooring, open gas fireplace, vaulted ceiling to the dining area with Velux style windows, central heating radiators, television point and bi-fold doors leading out to the side patio area.

KITCHEN

A modern fitted kitchen with wall and base mounted units having complementary work surface over, also having a freestanding island unit. With a range cooker having extractor over, space for upright fridge freezer, integrated dishwasher, integrated microwave, two double glazed windows to the front elevation and double glazed double doors to the side elevation. Inset ceiling downlighters and door to the utility.

UTILITY ROOM

with a double glazed door to the side elevation, wall and base mounted units having complementary work surface over, sink and drainer unit with monobloc chrome tap over, space and plumbing for washing machine, space for tumble dryer and inset ceiling downlighters.

WC

having a low level WC with dual flush, central heating radiator and pedestal wash hand basin with tiling to splashback. Double glazed obscured glass window to the rear elevation, inset ceiling downlighters and extractor fan.

STUDY

Dual aspect with double glazed windows to both side elevations, central heating radiator and ceiling mounted lighting.

LANDING

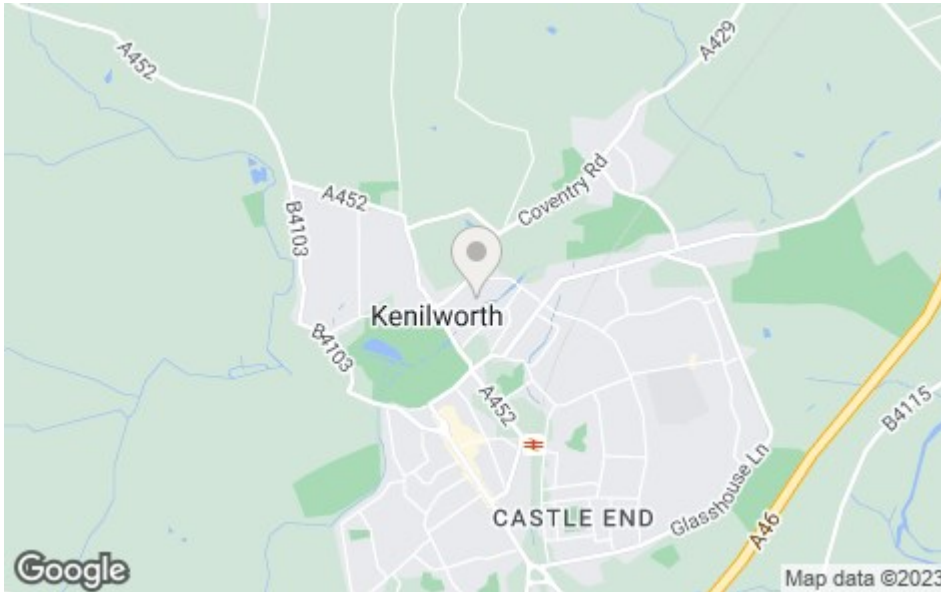
A large open hallway with double glazed windows to the front elevation, with loft access, ceiling mounted lighting, airing cupboard and doors giving way to the first floor accommodation.

BEDROOM ONE

A large double bedroom with double glazed window to the front elevation, three sets of built in double wardrobes, ceiling mounted lighting, television point and door leading through to the en suite.







EN SUITE

Recently re-fitted with large walk in shower cubicle, vanity sink and toilet unit with concealed cistern and dual flush, full tiling, towel radiator, double glazed obscured glass window to the rear elevation and extractor fan.

BEDROOM TWO

Another good sized double bedroom with double glazed window to the rear elevation, central heating radiator, ceiling mounted lighting, television point and door leading through to the en suite.

EN SUITE

with low level WC having dual flush, walk in shower cubicle, inset ceiling downlighters, towel radiator, pedestal wash hand basin, with part tiling and extractor fan.

BEDROOM THREE

Another double room with double glazed window to the rear elevation, ceiling mounted lighting and central heating radiator.

BEDROOM FOUR

Another double room with double glazed window to the rear elevation, central heating radiator, ceiling mounted lighting and television point.

BEDROOM FIVE

Another good sized room with double glazed window to the front elevation, central heating radiator and ceiling mounted lighting.

FAMILY BATHROOM

with sink vanity unit, low level WC, bath with shower over, full tiling and double glazed obscured glass window to the rear elevation.

GARAGE

A double garage with electric up and over doors, double glazed door to rear giving access and double glazed window to the side elevation. The garage also houses the boiler.

REAR GARDEN

This wraps around the property and is a generous size being mainly block paved for low maintenance, but also having beds with mature shrubs and trees surrounding. The garden has fence and hedge borders, also having secure gated access to the front of the property.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, drainage and water are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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