



## 57 Blackthorn Road | Kenilworth | CV8 2DS

A spacious and extended three bedroomed semi detached house in a sought after location providing well planned accommodation with the added benefit of a ground floor extension to provide a large open plan kitchen/diner/family room with bi-fold doors and underfloor heating. The present sellers have had a recently replaced boiler and also have refitted the bathroom. A further benefit to this location is the easy walk to the train station, park and the town centre. To the outside is plenty of driveway parking a garage and attractive south facing rear garden.

£495,000

- Viewing Essential
- Extended Property
- Sought After Location
- Open Plan Kitchen/Diner/Family Room





## Property Description

### DOOR TO

### ENTRANCE HALL

With quality oak effect laminate flooring, LED down lighters, smoke alarm, radiator and cover, stairs rising to the first floor with useful under stairs storage area, oak door to the

### CLOAKROOM

With a low level w.c, pedestal wash hand basin and ceramic floor tiling.

### LOUNGE

18' 4" x 11' 1" (5.59m x 3.38m)

With t.v aerial connection, log burner being dual sided with family room and having a slate hearth. Double oak doors to:

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

21' 6" x 18' 1" (6.55m x 5.51m)

An extended open plan kitchen/diner having an extensive range of gloss cupboard and drawer units with matching wall units, complementary worktops and one and a half bowl sink unit. Integrated Rangemaster Professional range cooker with splashback and cooker hood over and further integrated appliances to include washing machine and dishwasher. Cupboard housing recently installed Worcester gas boiler fitted in 2023. Central island unit which extends to provide a breakfast bar.

In the dining area is dual sided log burner and space for dining table and chairs. In addition is a further family seating area with room for social space. Bi-fold doors lead to the rear garden.

### STAIRCASE TO FIRST FLOOR LANDING

With access to insulated loft storage space. Built in storage cupboard with fitted shelving.

### BEDROOM ONE

12' 9" x 11' 0" (3.89m x 3.35m)

Having built in wardrobe and radiator.

### BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m)

With built in wardrobe having high level storage over. Radiator and rear garden views.

### BEDROOM THREE

8' 9" x 6' 9" (2.67m x 2.06m)

With radiator and built in wardrobe.

### REFITTED BATHROOM

Having 'p' shaped bath with fixed head and hand held shower attachment over plus curved shower screen. Pedestal wash basin and w.c. Fully tiled walls, heated towel rails and extractor fan.

### OUTSIDE

#### GARDENS TO FRONT AND REAR

To the front of the property is an area of lawn with specimen tree and to the side is a long driveway which leads to the garage. A gate at the side of the house leads to the attractive and sunny south facing rear garden having a paved patio area, lawn and timber fencing which forms the boundaries.

### GARAGE

Having an up and over door with light and power connected.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

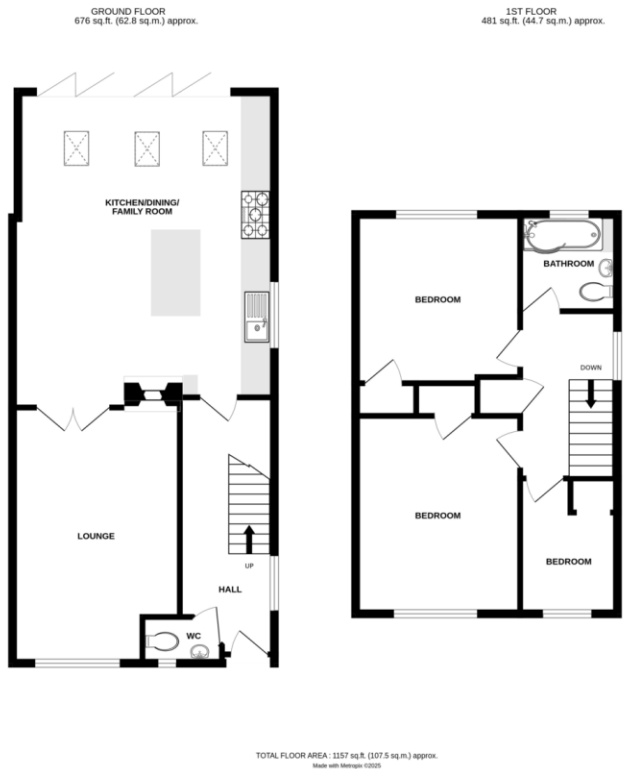
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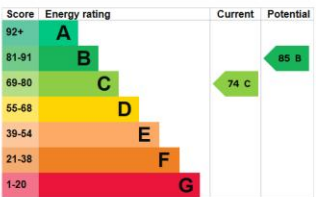
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60