



TAILOR MADE

SALES & LETTINGS



Sunningdale Avenue

, Kenilworth, CV8 2BZ

Asking Price £775,000



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A pleasure to bring to market this absolutely stunning, detached and largely extended family residence in a highly sought after road in Kenilworth, ideal for growing families looking for good schooling, wide range of local amenities and excellent plot size.

The property is set back from the road with a good sized private driveway, small garage, beautiful landscaped, large rear garden and stylish detached garden room, suitable for many uses with bi-folding doors, rendered exterior, power, lighting and air-conditioning.

The property is largely extended with fantastic layout, modern fixture and fittings and stylish decoration throughout. The ground floor accommodation comprises a spacious entrance hallway, modern guest cloakroom, spacious utility room with direct access into the garage which houses an upgraded mega-flow heating system. There is a cosy lounge to the front of the property with lovely inset gas fire with remote control, magnificent open plan extended kitchen / dining / living area to the rear of the property, overlooking the garden with bi-folding doors, underfloor heating, stylish kitchen units, ample dining and living space and large playroom / home office off the kitchen.

The first floor has a much larger than average master bedroom with stunning en-suite shower room, followed by three further well proportioned double bedrooms. The current owners have cleverly extended the main family bathroom and refurbished this to an excellent standard providing an excellent four-piece suite.

The rear garden is an excellent size, beautifully landscaped with mature shrubs, large modern patio area, large lawn and paving stone pathway leading to a gorgeous detached modern garden room, suitable for many uses with rendered facade, bi-folding doors and air-conditioning unit.

An exceptional property throughout and an internal inspection is highly recommended.

Summary

Entrance Hallway

Doors off to the guest cloakroom, utility, lounge and kitchen / diner. Central heating radiator and stairs to the first floor.

Guest Cloakroom

WC, wash hand basin and double glazed window to the front elevation.

Lounge

Double glazed window to the front elevation, central heating radiator and stunning inset gas fire with remote control functionality.

Utility Room

A spacious utility with stylish wall and base units, stainless steel sink drainer, space and plumbing for a washing machine and tumble dryer, door into the garage.

Open Plan Extended Kitchen / Dining / Living Room

The kitchen area comprises a range of modern, stylish wall and base units, complimenting counter tops and up stands, integrated fridge freezer, double oven, induction hob, extraction hood, dishwasher and stainless steel sink drainer. There is a large dining and large seating area with bi-folding doors onto the garden, underfloor heating, double glazed window and door into the playroom / home office.

Playroom / Home Office

Double glazed windows to the side and rear elevation.

First Floor Landing

Doors off to all four bedrooms and the family bathroom.

Master Bedroom

A much larger than average extended master bedroom with fitted wardrobes, central heating radiator, double glazed window to the rear and door into the en-suite shower room.

En-Suite Shower Room

A stunning modern en-suite shower room with stylish tiling, walk-in shower enclosure, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

Bedroom Two

Dual aspect double glazed windows to the side and rear elevation, central heating radiator.

Bedroom Three

Double glazed windows to the front elevation and central heating radiator.

Bedroom Four

Two sets of double glazed windows to the front elevation and central heating radiator.

Family Bathroom

An extended gorgeous family bathroom with stylish tiling, spacious shower enclosure, large bath tub, wash hand basin with vanity unit, WC, chrome heated towel rail and double glazed window.

Tel: 024 76939550

Detached Garden Room

Suitable for many uses with a rendered facade, bi-folding double glazed doors overlooking the garden, power, spot lights and air-conditioning.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as

such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



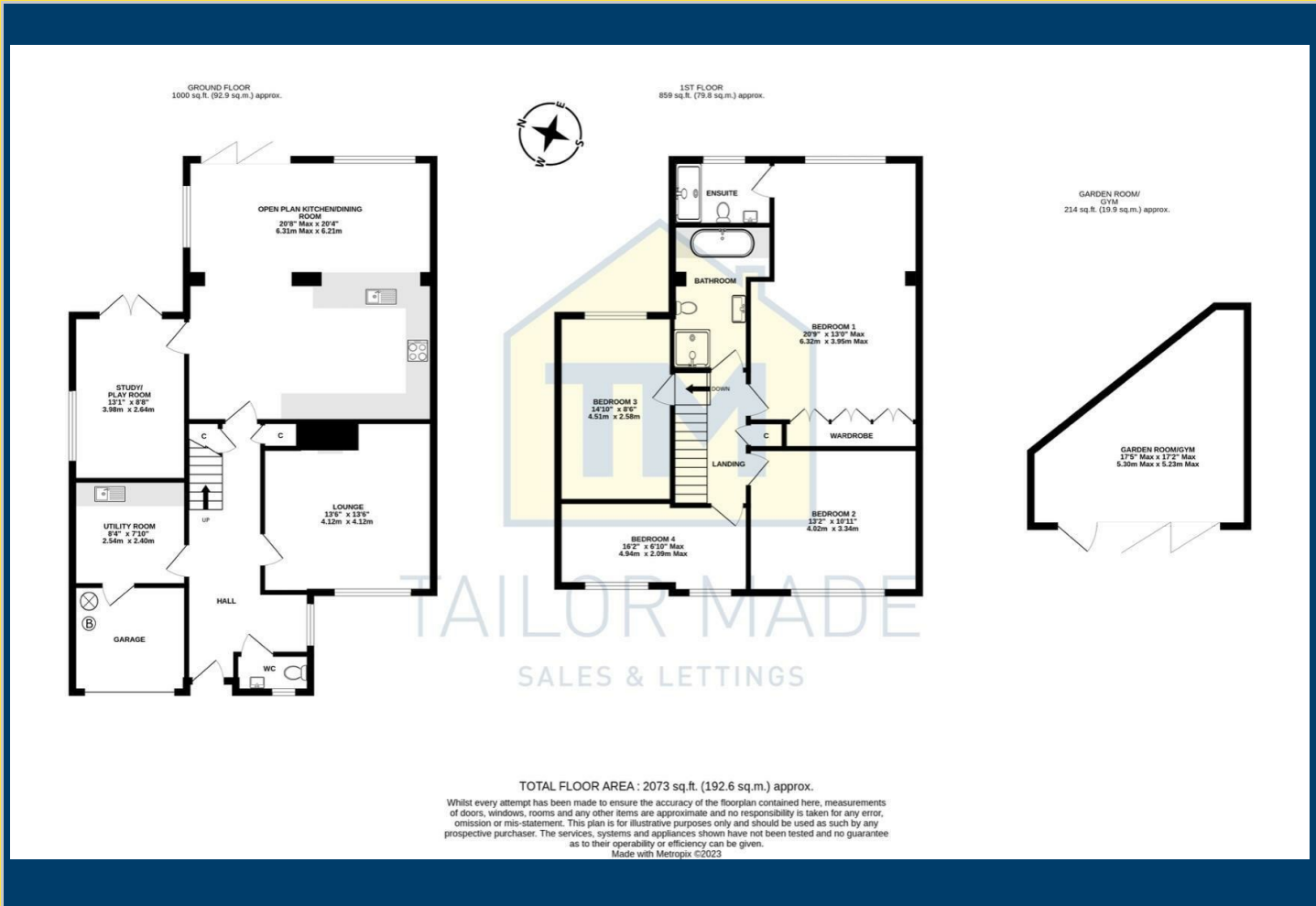
Hybrid Map



Terrain Map



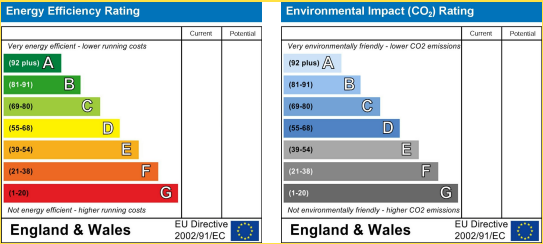
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.