



Walnut Tree Close, Kenilworth

£450,000

- Two Bed Detached Bungalow
- Living/Dining Room
- Energy Rating C
- Refitted Shower/Wet Room
- Private Rear Garden
- Reception Hall, Cloakroom
- Fitted Kitchen
- Two Double Bedrooms
- Garage, Car Port & Driveway
- No Onward Chain

Walnut Tree Close, Kenilworth

A superbly positioned bungalow in a sought after quiet cul de sac location, providing easy access to the Town Centre of Kenilworth with its full range of facilities and amenities. The property is offered for sale with no chain. The accommodation comprises: car port, L shaped reception hallway, good size living/dining room, fitted kitchen, two good size bedrooms, shower/wet room, cloakroom, single garage, private rear garden, low maintenance fore garden with ample parking for several vehicles. The property is offered for sale with double glazing and gas fired central heating and viewing is advised.



Council Tax Band: E



The Property

A superbly positioned bungalow in a sought after quiet cul-de-sac location, providing easy access to the Town Centre of Kenilworth with its full range of facilities and amenities. The property is offered for sale with no onward chain. The accommodation comprises; car port, cloakroom, L shaped reception hallway, good size lounge/dining room, fitted kitchen, two good size bedrooms, shower/wet room, single garage, private rear garden, low maintenance fore garden with ample parking for several vehicles. The property is offered for sale with double glazing and gas fired central heating, viewing is advised.

Approach

Approached via a tarmacadam driveway to an enclosed car port with side hardwood door leading into the

Reception Hall

With central ceiling light point, telephone point, double sliding doors providing useful storage with fitted coat hooks and shelf, alarm control pad and electric isolation unit, radiator, Honeywell wall mounted temperature control clock for the central heating, panelled door to airing cupboard housing the Worcester boiler and lagged copper cylinder vented through the loft, two fitted slatted shelves, panelled door through to the

Cloakroom

With low level w.c., wall mounted wash hand basin, opaque double glazed window to side. (Possibility of creating en-suite to bedroom)

Lounge/Dining Room

16'4" x 21'8"

With coving, central ceiling light point, two wall lights, feature living flame effect coal gas fire with composite stone surround mantel and hearth, radiator, double glazed bow window overlooking the front garden, opening to the dining area with coving, central ceiling light point, radiator, double glazed window overlooking front garden, wood laminate flooring.

Kitchen

10'10" x 9'4"

Comprehensively fitted with a range of matching beech fronted units with work surfaces and ceramic tiling to splash back areas, four ring Hotpoint gas hob with concealed extractor hood above, double Siemens electric oven and grill, freestanding fridge and separate freezer (included in the sale), space and plumbing for an automatic washing machine, one and a half bowl stainless steel sink unit with central mixer tap, double

glazed window to side, central ceiling strip light, vinyl flooring, serving hatch to dining room.

Bedroom

13'1" x 11'11"

With radiator, double glazed windows and door to rear, central ceiling light point.

Bedroom

13'1" x 9'4"

With built-in double wardrobe with matching sliding doors with useful cupboards over, radiator, double glazed window to garden, central ceiling light point

Shower Room

With walk in wet room with Mira electric shower with attachments, pedestal wash hand basin, ceramic tiling to full height, radiator, double glazed window to side, extractor fan, LED ceiling light, non-slip flooring, mirrored vanity cabinet.

Single Garage

Approached via a car port with metal up and over door to front, power and light with range of fitted shelving, glazed window to rear.

Rear Garden

Fully enclosed by perimeter fencing, laid to lawn with full width patio being not overlooked from the rear.

Outside

To the front of the property there is a tarmacadam driveway with ample parking for 2/3 vehicles with outside courtesy light, car port, slate chipping, low maintenance fore garden with a good variety of shrubs.

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approx. 93.3 sq. metres

