



Knightlow Close, Kenilworth

Offers Over £550,000

- Good Quality Extended Detached House
- Lounge And Dining Room
- Energy Rating D - 62
- Quiet Cul-De-Sac
- Close To New Kenilworth Secondary School
- Four Bedrooms One With En-Suite
- Reception Hall Cloakroom & Garage
- Breakfast Kitchen & utility
- South Facing Attractive Garden
- Warwick District Council - Band F

Knightlow Close, Kenilworth

A sought after attractively presented extended four-bedroom detached home in a safe cul-de-sac location off Mountbatten Avenue in the Windy Arbour district of Kenilworth. Within great school catchments and close walking distance of the September 2023 new state of the art Kenilworth Secondary School. The well presented and gas centrally heated accommodation comprises; tiled canopy storm porch, reception hall, fitted cloakroom, attractive lounge, dining room, kitchen and breakfast room, utility room, spacious landing, master bedroom with en-suite shower room, two further double bedrooms and a single bedroom, bathroom, single integral garage, block paved driveway parking for several cars, delightful south facing fully enclosed rear garden and is offered for sale with no chain.



Council Tax Band: F



The Property

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Entrance

Approach over a tarmacadam and block edged drive to a tiled canopy porch, panelled upvc front door with central glazed panels, leading to

Reception Hall

With radiator, coving, stairs rising to the first floor, door to

Cloakroom

With a low level w.c., wash hand basin, radiator, toilet roll holder, opaque double glazed window to side, ceiling light.

Lounge

14'11" x 11'11"

Double glazed front window, radiator, coving, t.v. point, telephone point, living flame effect coal gasfire with marble composite inset and hearth, double doors into the

Dining Room

10'11" x 8'9"

With patio doors to rear, coving, ceiling light, radiator, sliding glazed serving hatch to the kitchen.

Kitchen

10'9" x 9'3"

With a comprehensive range of oak fronted base and wall units with fitted drawers, leaded glazed display wall cabinets, rounded edge work surfaces with inset one and half bowl composite single drainer sink unit with mixer tap, four ring Hotpoint gas hob with illuminated cooker above and double electric fan

oven and grill beneath, pelmets and cornice, ceramic tiling to splash backs and floor, bi folding door to pantry with fitted shelving and storage space, archway into the

Breakfast Room

7'7" x 8'9"

With radiator, frosted double glazed window to side, door to the garage and arch to the

Utility Room

5'9" x 7'8"

With space and plumbing for automatic washing machine and separate dryer, work surface over with ceramic tiled splash back and further wall cupboards, tiled floor, window to rear and door leading to outside and door to garage.

First Floor Landing

Access to insulated roof space, with retractable ladder, built-in airing cupboard with lagged copper cylinder with fitted immersion heater and slatted shelving, central heating thermostat, time control clock for central feature arch way to inner landing area.

Principal Bedroom

12'6" x 10'10"

With an extensive range of built in wardrobe cupboards with hanging rail and shelf, matching bedside tables, over bed cupboards and matching vanity table, radiator, double glazed window and door to

En-Suite

Fully tiled walls with a Pampas coloured suite with walk-in fully tiled shower cubicle with Mira Direct shower, pedestal wash hand basin, low level w.c., radiator, mirror, strip light and shaver point, frosted double glazed window to front.

Bedroom

11'8" x 10'10"

With twin double door built-in wardrobe cupboard, double glazed window to rear and radiator.

Bedroom

16'1" x 9'2"

With double glazed window to rear, ceiling light and t.v point.

Bedroom Four

11'2" x 8'9"

With radiator, double glazed window to front, built in wardrobes to one wall with hanging and shelving with fitted drawers, built in desk with three drawers and cupboards.

Bathroom

A spacious bathroom with a three piece champagne coloured suite with a low level w.c, pedestal wash hand basin, corner panelled bath with Mira advance electric shower over bath, ceramic tiles to walls, radiator, ceiling light, opaque double glazed window to rear.

Outside

To the front of the property there is a lawned fore garden with a tarmacadam and block edged driveway parking for four cars, outside tap and courtesy light leading to the

Garage

17'1" x 8'9"

With electric roller up & over door to front, internally white painted walls, useful storage, fitted shelves space and fluorescent strip light and door linking to breakfast room, wall mounted Potterton 1622 Electronic NeatHeat boiler.

Rear Garden

To the rear of the property there is a fully enclosed south facing rear garden laid to lawn with flower beds and borders, paved patio areas, further side storage shed, timber summer house, and useful side gated access, outside lighting, is not overlooked and enjoys a good degree of privacy.

Fixtures And Fittings

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







Directions

Viewings

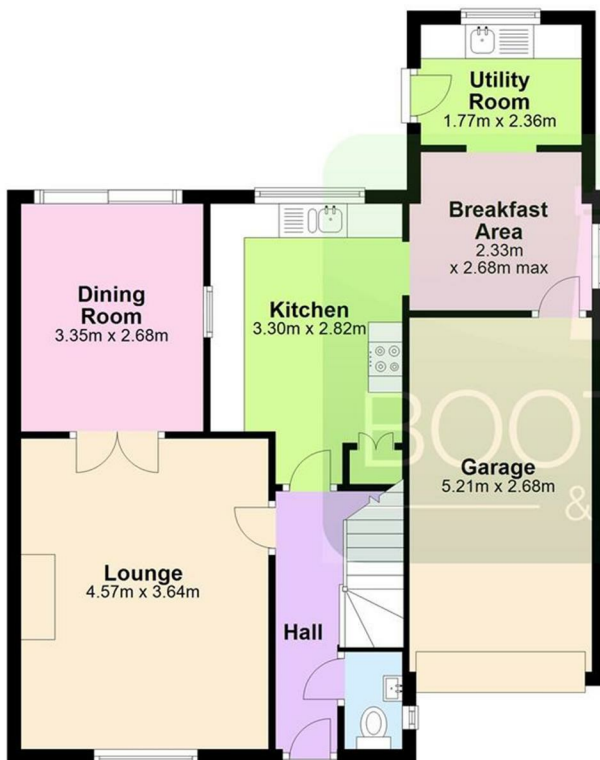
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 69.5 sq. metres



First Floor
Approx. 66.8 sq. metres

