



Coventry Road, Kenilworth

Offers Over £400,000

- Extended Three Bedroom Cottage
- Superb Extended Dining Kitchen With Under Floor Heating
- Three Double Bedrooms (Master With Walk In Wardrobes)
- South Facing Rear Garden With Home Office
- No Onward Chain
- Porch & Living Room With feature Stove
- Energy Rating C - 73
- Luxury Three Piece Bathroom
- Off Road Parking For Three Cars
- Warwick District Council - Tax Band C

Crackley Cottages, Kenilworth CV8 2FG

A superbly modernised and improved extended terraced cottage, situated in a convenient location for access to Kenilworth Town Centre, Westwood business park and Warwick University. This sought after cottage offers deceptive accommodation with feature fireplaces, modern facilities including modern gas central heating and underfloor heating, re-fitted extended large kitchen and having the advantage of off road parking for two/three cars. The delightful accommodation comprises; extended porch with composite front door, front living room with wood burning stove, re-fitted spacious dining kitchen, utility, and cloakroom, to the first floor there are three double bedrooms (master with walk in wardrobe) and re-fitted bathroom. Outside a front fore garden, attractive south facing rear garden with home office and store with off road parking to the rear for three cars.



Council Tax Band: C



Approach

Over a paved pathway and lawned fore garden to a fully enclosed porch with a pitched tiled canopy roof, composite front door with ceiling light, opaque double glazed window to side, engineering oak flooring, feature archway into the

Lounge

11'8" x 16'11"

With double glazed windows to front, engineering oak flooring, stairs rising to the first floor with useful understairs storage cupboard and power point. Feature multi fuel and wood burning stove with raised brick hearth and oak mantel, feature bespoke cupboards to either side of fireplace, t.v point, ceiling beams, double glazed window to front, radiator, step up to the

Kitchen/Dining Room

19'9" x 16'0"

Kitchen comprehensively refitted with a range of matching wood grain effect fronted base and wall units with star galaxy 30mm granite work surfaces with matching up-stands, integrated appliances to include Neff oven and grill, 70/30 fridge freezer, Bosch dishwasher and Zanussi microwave, larder cupboard, four ring Neff induction hob with feature illuminated extractor hood over, island with oak work surfaces with two stool breakfast bar, three feature drop down lights, travertine style stone flooring with under floor heating, LED downlighters, smoke alarm, one and a half bowl stainless steel sink with central chrome mixer tap. With space for large breakfast or dining table, feature light, double glazed window and french doors onto the patio, space for sofa, door to

Utility

With matching wood grain base and wall units with wood grain effect rounded edge work surfaces with space and plumbing for automatic washing machine, LED ceiling down lighters, concealed cupboard housing the electric isolation unit.

First Floor Landing

With two feature ceiling lights, access to insulated and boarded loft space with retractable ladder, smoke alarm and door to

Double Bedroom One

8'9" x 12'5"

With double glazed window to front, radiator, ceiling light, feature original cast iron fireplace, feature double sliding oak doors to a walk-in wardrobe/dressing room with a range of built in wardrobes with hanging and shelving with four drawers.

Double Bedroom Two

10'9" x 8'3"

With double glazed window to rear, ceiling light, radiator.

Double Bedroom Three

10'9" x 8'2"

With double glazed window to rear, ceiling light, feature original cast iron fireplace and quarry tiled hearth.

Bathroom

With a refitted luxury three piece white suite with low level w.c, feature oak encased vanity wash hand basin with cupboard below, bath with mains fed shower with chrome fittings and shower attachment, porcelain tiles to floor and walls, heated chrome towel rail, extractor fan, LED downlighters.

Rear Garden

Fully enclosed by perimeter fencing with a full width patio and pathway leading to the top of the garden, the property is not overlooked from the rear with a sunny south facing rear aspect.

Office/Garden Room & Store

10'4" x 10'2"

To the rear of the garden is a timber home office or gym with wood laminate flooring, wall mounted electric radiator, ceiling light, internet connection with t.v point, fully lined. Adjoining is a useful storage cupboard with power and light connected.

Rear Parking

To the rear of the property is a driveway with parking for two/three cars, there is also power capacity on hand for an electric car charger if required.

Front

To the front of the property there is a lawned fore garden with a pathway leading to the front door.

Tenure

The property is Freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
140 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

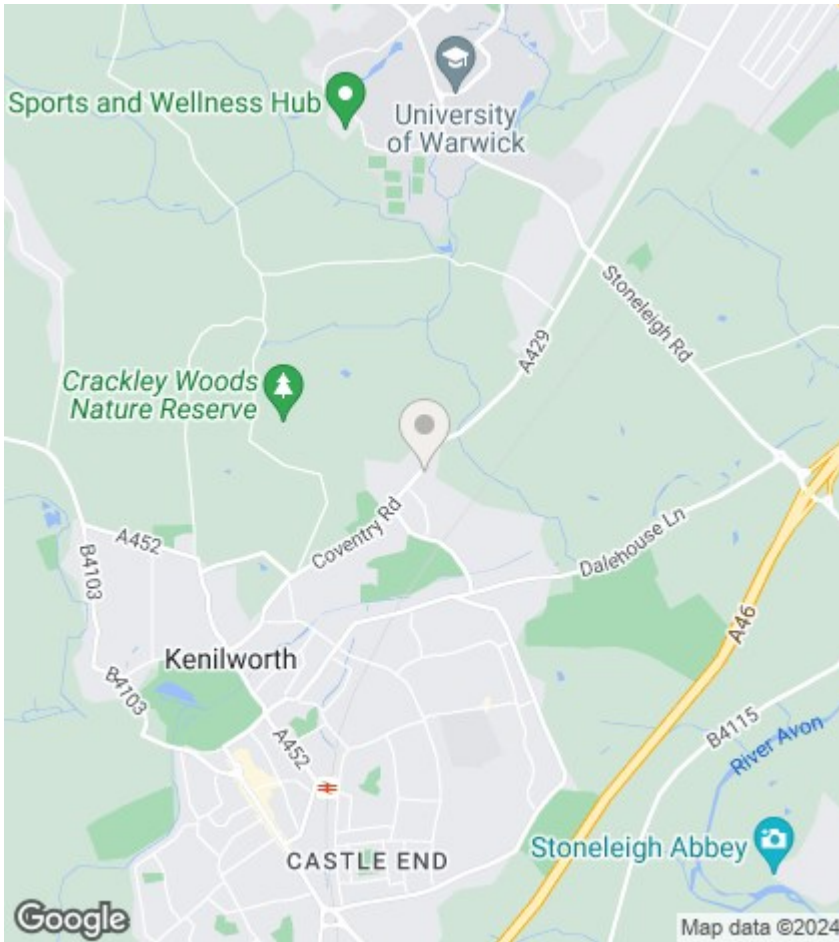
BT
Sky
Virgin

Fixtures And Fittings

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







Viewings

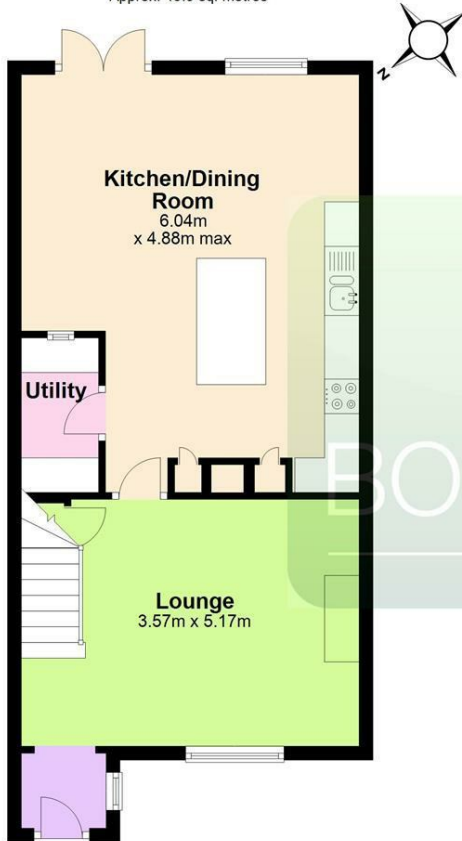
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(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	

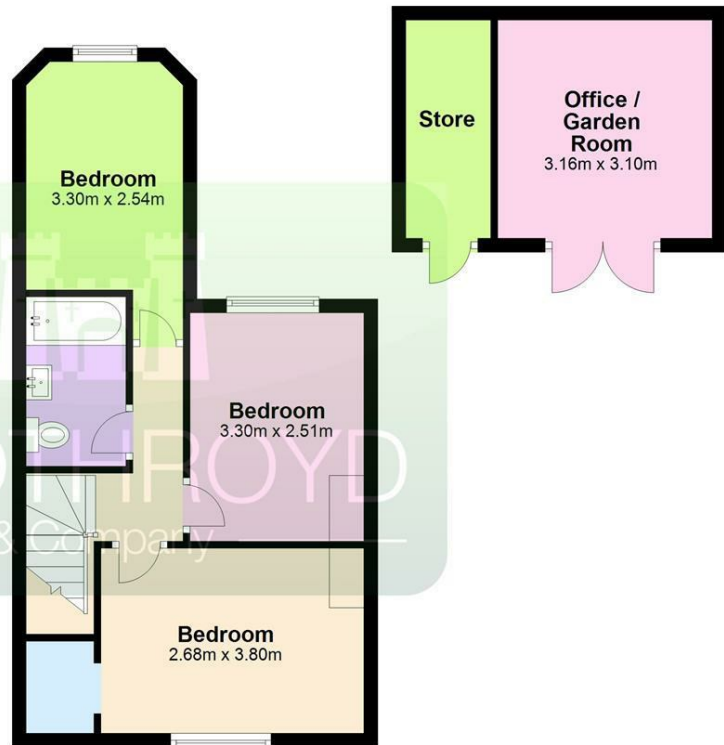
Ground Floor

Approx. 49.9 sq. metres



First Floor

Approx. 51.8 sq. metres



Total area: approx. 101.7 sq. metres