



Queens Close, Kenilworth

Offers In The Region Of £445,000

- Attractive Refitted Town Centre Three Bedroom Semi Detached House
- Open Porch, Reception Hall & Living Room With Wood Burning Stove
- Refitted Open Plan Dining Kitchen
- Refitted Bathroom With Shower
- St Johns/Clinton Junior School Catchments
- Cul-De-Sac Location
- Energy Rating D - 55
- Three Bedrooms (Two Doubles)
- Drive With Parking For Two Cars & Private South West Facing Garden & Single Detached Garage
- Warwick District Council - Tax Band D

Queens Close, Kenilworth CV8 1JR

An attractively presented and refurbished three bedroom semi-detached house close to all facilities and amenities comprising: open enclosed porch, attractive entrance hall, lounge with feature log burner, contemporary and fabulous open plan dining kitchen to rear opening to garden, first floor landing, three good bedrooms two doubles, one single and a contemporary refitted modern bathroom with shower. The property has full double glazing, gas central heating with a combination boiler, front tarmacadam forecourt parking for two/three cars and an attractive south facing enclosed private lawned family garden with patio. Queens Close is perfectly located a few steps from Kenilworth Town Centre and within the St Johns/Clinton Primary School catchments. Internal viewing is highly recommended.



Council Tax Band: D



Approach

Over a re-laid block edged and tarmacadam driveway to an open porch with attractive composite front door with matching full height frosted double glazed windows into the

Reception Hall

With double glazed window to side, radiator, original polished wood parquet flooring, staircase rising to first floor with banister, under stairs storage housing the electric isolation unit and the electric and gas meters, coving, smoke alarm, door to the

Living Room

11'3" x 14'2"

With double glazed walk in bay window to front, radiator, original polished wood parquet flooring, feature wood burning stove set into the chimney breast with slate hearth and attractive oak mantel, t.v point, coving and ceiling light.

Open Plan Dining Kitchen

17'4" x 20'6"

Dining area with engineering oak flooring, range of LED ceiling down lighters, wall mounted t.v point, space for large breakfast or dining table, seating area for sofa, feature vertical radiator, three leaf grey aluminium bifold doors overlooking the south west facing rear garden, opening to the refitted kitchen with a range of matching grey wood grain effect base and wall units with solid wood block work surfaces with matching up-stands and brick bond style ceramic tiles to splash back, peninsular island unit with matching wood block work surfaces, with cupboards below and two stool breakfast bar, integrated appliances to include a four ring Bosch gas stainless steel hob with stainless steel illuminated extractor hood over, AEG eye level double fan assisted oven with grill, space for large upright American style fridge freezer, space and plumbing for washing machine, under counted white ceramic sink with chrome mixer tap, double glazed window to side and rear, LED ceiling down lighters.

First Floor Landing

With opaque double glazed window to side, coving, ceiling light, access to insulated roof space, Danfoss digital control clock for the central heating door to

Double Bedroom One

10'0" x 11'8"

With double glazed window to front, radiator, ceiling light, built in wardrobes to one side of the chimney breast with hanging and shelving.

Double Bedroom Two

10'1" x 11'7"

With double glazed window to rear, ceiling light, radiator, door to the airing cupboard housing the combination boiler servicing the hot water and central heating.

Bedroom Three

7'0" x 7'11"

With double glazed window to front, ceiling light and radiator.

Refitted Bathroom

Beautifully refitted with a quality three piece white suite with a p shaped panelled bath with mains fed shower over with twin chrome shower heads, vanity wash hand basin with excellent storage cupboards below, wall mounted mirrored vanity cabinet, brick bond style ceramic tiles to all walls and contrasting porcelain floor tiles, extractor fan, LED downlighters and heated chrome towel rail.

Rear Garden

The rear garden is fully enclosed by perimeter fencing and has an enviable south facing aspect. It is principally laid to lawn with surrounding borders, a large paved patio area directly to the rear of the house is accessible via french doors from the dining kitchen.

Detached Single garage

With metal up and over door to front, power and light connected.

Front

To the front of the property there is a re laid block edged tarmacadam driveway with parking for two cars.

Services

All mains services are connected (water, gas and electric) and main sewers.

Broad band and mobile coverage is;

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

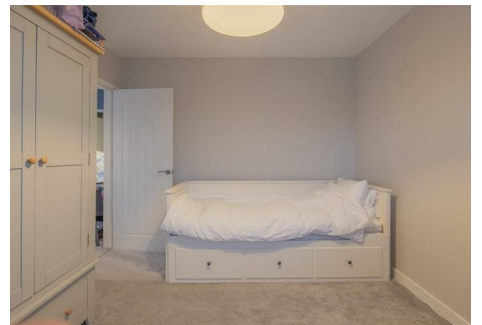
Tenure

The property has a freehold title.

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.

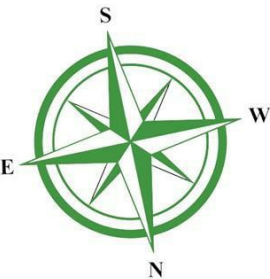
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(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



LOCATION
Queens close

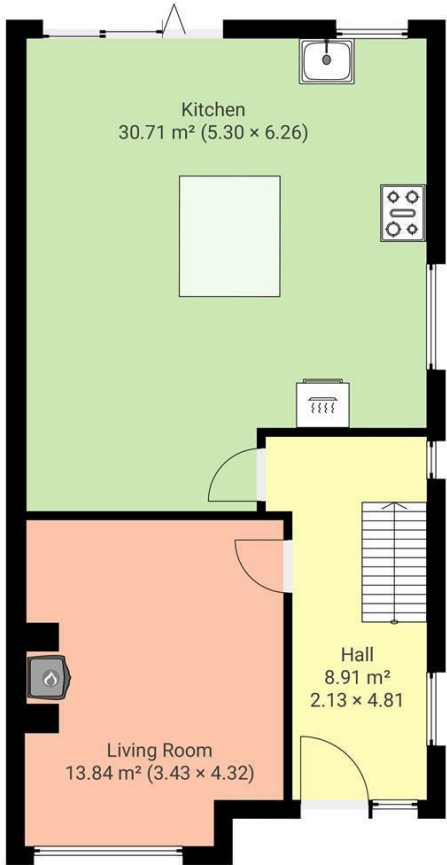
DETAILS
Total area: 92.77 m²
Living area: 92.77 m²



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estantium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estantium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estantium.

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1:66

▼ **Ground Floor** TOTAL AREA: 53.42 m² • LIVING AREA: 53.42 m² •



▼ **1st Floor** TOTAL AREA: 39.34 m² • LIVING AREA: 39.34 m² •

