



## Elizabeth Way, Kenilworth

Offers In The Region Of £655,000

- Quality Three Bedroom Detached Bungalow
- Enclosed Porch/Reception Hall & Cloakroom W.C
- Large Lounge/Dining Room
- Refitted Shower Room & Separate W.C
- Attractive Corner Plot With Manageable Rear Courtyard Garden
- Superb Castle Side Of Kenilworth With No Onward Chain
- Energy Rating D - 61
- Refitted Breakfast Kitchen
- Three Good Bedrooms
- Warwick District Council Tax Band E

# Elizabeth Way, Kenilworth CV8 1QP

A superbly modernised and improved three bedroom detached bungalow, situated in a quiet cul-de-sac on the desirable castle side of Kenilworth and within close walking distance of the old High Street and the Kenilworth Castle and close to Kenilworth town centre with its full range of facilities and amenities. The accommodation comprises; reception hall, refitted cloakroom w.c, spacious lounge/dining room, refitted kitchen, inner hall, three bedrooms, (two doubles), re-fitted bathroom with shower over bath, block paved driveway leading to a single garage, brick built adjoining garden store, detached garden studio/office. The property is offered for sale with no chain in this sought after residential cul-de-sac off Castle Hill.



Council Tax Band: E



## Approach

Over a sloped pathway to an open porch with quarry tiled roof, external lantern and double glazed front door with matching double glazed window to the side.

## L Reception Hall

With inset matting, radiator, telephone point, built in storage or airing cupboard with slatted shelving, further storage cupboards housing the gas and electricity meters and 2017 18th edition electric isolation unit, further double wardrobe or cloaks cupboard with sliding doors with hanging and useful cupboard above.

## Lounge

10'0" x 21'2"

A good spacious room with opaque double glazed window to side with full height double glazed window with matching door onto the patio, two radiators, t.v point, two ceiling light points, internal opaque glazed window screen providing extra light from the hall.

## Refitted Kitchen

12'2" x 8'9"

Comprehensively refitted with a range of quality base and wall units, fitted drawers and glazed display shelved cupboards with brushed nickel handles and 30mm marble effect quartz work surfaces with matching up-stands, one and a half bowl stainless steel Franke sink with chrome mixer tap, quality integrated appliances to include a two ring Neff induction hob with matching illuminated extractor hood over, under counter fan assisted oven and grill with additional Neff microwave above, peninsular island unit with matching quality quartz tops and side panel with space and plumbing for washing machine, integrated slimline Neff dishwasher, radiator, space for large upright fridge freezer, cupboard concealing the Vaillant eco tec boiler installed in 2018 servicing the hot water and central heating, vinyl flooring, double glazed window to front and rear with matching door onto the patio, LED recessed ceiling down lighters.

## Refitted Cloakroom

With a two piece suite with high level w.c, pedestal wash hand basin with chrome mixer tap, ceramic tiling to full height to all walls, opaque double glazed window, ceiling light, radiator, vinyl floor.

## Double Bedroom One

11'8" x 13'10"

With double glazed window to side, radiator, ceiling light, two double door fitted wardrobes with hanging and shelf.

## Double Bedroom Two

10'6" x 13'10"

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

## Bedroom Three

6'11" x 8'11"

With double glazed window, radiator, double door sliding wardrobe cupboard with hanging rail and matching cupboards over.

## Bathroom

7'3" x 5'6"

With a quality three piece white suite with high level w.c,

feature wall hung vanity basin with draw below and feature chrome mixer tap, corner shower cubicle with Aqua mains fed shower with chrome fittings and attachments, porcelain tiles to walls, vinyl floor, LED downlighters, heated chrome towel rail, feature anti mist LED mirror.

## Outside Office/Study

6'11" x 7'8"

With double glazed window to front and side and doors, power and light connected. This would make an ideal office or garden room.

## Rear Garden Courtyard

Fully enclosed by perimeter fencing and not overlooked with an east facing rear aspect, landscaped to low maintenance patio with raised railway sleepers, edged borders with an array of shrubs, plants and small trees, gate to the side.

## Front

The property is situated on a corner plot with lawn to the front and side of the property with flower beds and borders, new pathway leading to the front door with additional side gate, access to garage with electric door and drive to front.

## Garden Store

5'3" x 5'3"

Brick store with timber door onto the courtyard.

## Garage

16'0" x 7'10"

With an electric operated remote controlled up and over panelled garage door, PVCu double glazed side window, power and light connected. To the rear of the garage there is a personal door connecting to the patio garden.

## Tenure

The property is freehold.

## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Fixtures & Fittings

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



## Viewings

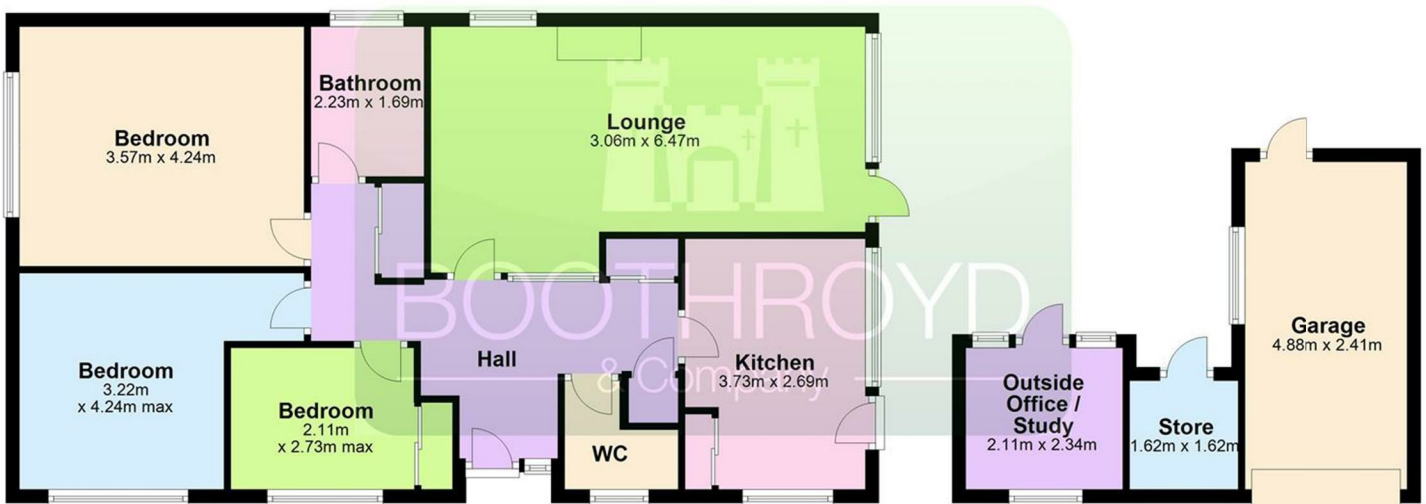
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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. 106.3 sq. metres



Total area: approx. 106.3 sq. metres