



Field Close, Kenilworth

£425,000

- Three Bedroom Semi Detached House
- Living Room
- Open Plan Dining Kitchen
- Bathroom With Shower over Bath
- Detached Single Garage & Driveway

- Spacious Hallway
- Energy Rating D - 67
- Two Doubles Bedroom and One Single Bedroom
- Impressive Plot with Attractive Large Garden
- Council Tax Band D

Field Close, Kenilworth, CV8 2JN

A three bedroom semi-detached property on a larger than average corner plot situated in a cul de sac location and within close walking distance of Kenilworth secondary school and within the Thorns/Park Hill school catchments. The fully gas centrally heated property comprises of; Hallway, through living/dining room, fitted open plan kitchen/dining room, first floor landing, three bedrooms, two doubles bedrooms with fitted wardrobes, three piece bathroom with shower over bath, wide corner garden laid to lawn and patio, single detached garage, car port and driveway with ample parking for 2/3 vehicles. Viewing is advised.



Council Tax Band: D



Approach

Approached over a large block paved driveway, with parking 2/3 vehicles, to composite double glazed front door with matching full height opaque double glazed insets leading into the

Hall

6'1" x 13'9"

With engineered oak flooring, radiator, central ceiling light, coat hooks, wall mounted Honeywell temperature control clock for the hot water and central heating, useful under stairs storage cupboard with fitted shelving, housing the electric isolation unit and electricity and gas meters, stairs rising to first floor landing.

Living Room

10'2" x 13'9"

With radiator, large double glazed window overlooking front elevation with attractive tree line view, central ceiling light. t.v. aerial point, feature recessed wood burning stove with slate hearth and oak mantle, square arch to the

Dining Area

With engineered oak flooring, double glazed window overlooking the rear garden, central ceiling light, radiator, range of power points, central ceiling light, opening to the

Kitchen/ Dining Room

16'9" x 11'5"

Fitted with a range of matching cream shaker style base and wall units, black marble effect rounded edge work surfaces. One and a half bowl Franke stainless steel sink and central chrome mixer tap. Sparkling black granite effect tiling to splash backs, integrated single electric fan assisted Belling oven and grill, four ring gas hob, stainless steel illuminated extractor hood above. Space and plumbing for automatic washing machine, space for under unit fridge/freezer, central ceiling light, PVCu double glazed windows to side and rear and PVCu double glazed door to garden, engineered oak flooring.

First Floor Landing

Smoke alarm, central ceiling light, double glazed window to side, access to insulated loft space fully insulated and boarded oak panelled door through to

Double Bedroom One

9'6" x 13'8"

With double glazed window, radiator, attractive tree line view to front, central ceiling light, range of built-in white wood wardrobes with hanging rail and shelving, matching cupboards above with central recessed mirror.

Double Bedroom Two

9'6" x 11'5"

With oak panelled door, double glazed window, radiator, central ceiling light, panelled door concealing the Valliant condensing boiler serving the hot water and central heating vented through the loft.

Bedroom Three

6'4" x 10'7"

With double glazed window to front, radiator, central ceiling light, built-in over bulk head storage/shelving area, high level cupboard.

Bathroom

6'4" x 7'10"

With a three piece suite, low level w.c., P shaped corner panelled bath with a mains fed shower, matching chrome fittings and shower head, curved fitted shower screen, feature vanity wash hand basin, cupboard below, feature circular sink with marble top, central chrome mixer, ceramic tiling to full height to bath and half height to remainder, opaque double glazed window, non-slip vinyl flooring, wall mounted heated chrome towel rail/radiator, oak panelled door.

Detached Garage

7'10" x 17'5"

With metal up and over door, pitched tiled roof, with new fascia and full rewired with power and light connected side pedestrian door, new double glazed window to rear.

Note

There is lapsed planning permission for a two storey side extension to incorporate a larger kitchen, reception room/additional bedroom and en-suite. Plans available on request.

Rear Garden

Being a particular feature of the property, set on a generous wide corner plot with a width of 20 metres wide by 18 metres deep. Fully enclosed by perimeter fencing, raised lawned fore garden, brick built barbecue, rockery, large patio area, outside cold water tap, security light, mature tree, secure side gated access to the front of the property.

Tenure

The property is Freehold.

Services

All main services are connected;
Mobile coverage

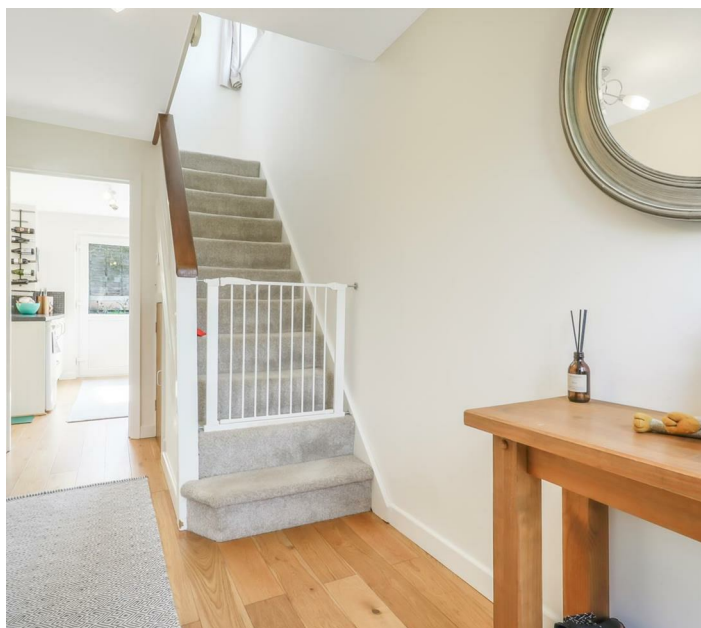
EE
Vodafone
Three
O2
Broadband

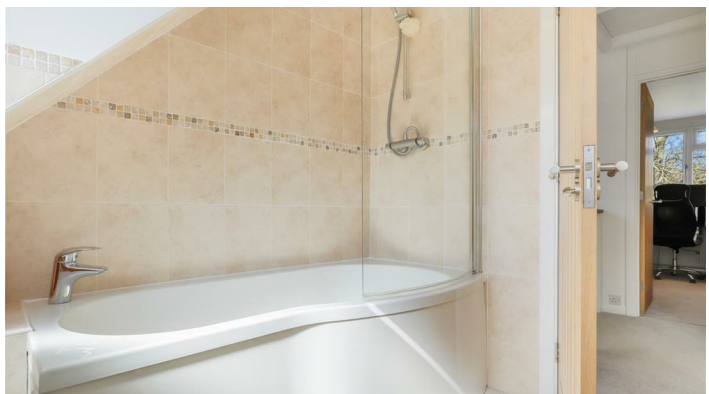
Basic
2 Mbps
Superfast
79 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

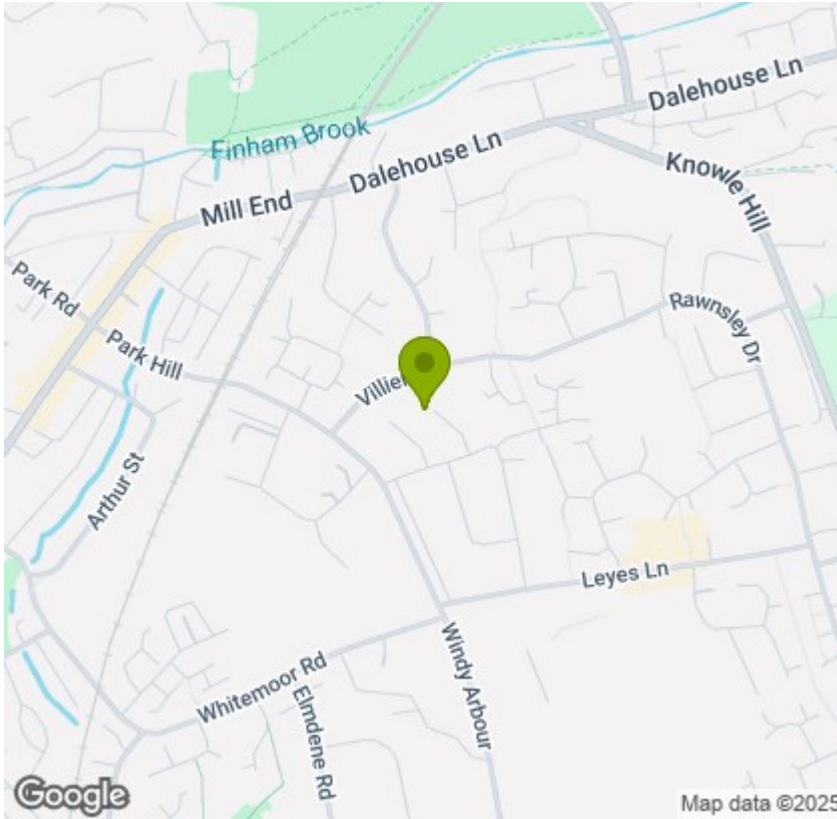
BT
Sky
Virgin

Fixtures & Fittings

All fittings and fixtures 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION
Field Close

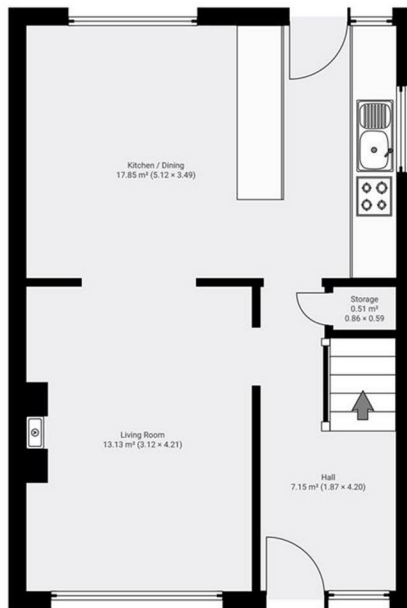
DETAILS
Total area: 89.36 m²
961.8 sq. ft



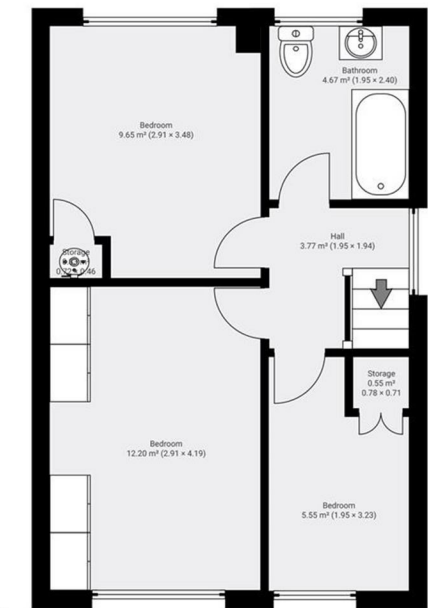
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements.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

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1:63

▼ Ground Floor TOTAL AREA: 38.61 m²



▼ 1st Floor TOTAL AREA: 36.70 m²



▼ Garage TOTAL AREA: 14.04 m²

