BOOTHROYD
& Company

Gloster Drive, Kenilworth

Offers In The Region Of £750,000

- Quality Three Bedroom Large Detached Executive Bungalow
- No Onward Chain
- 3 Spacious Bedrooms
- 2 Good Size Reception Rooms
- Double Garage, Driveway & Attractive gardens
- Select Cul De Sac Near In Old Town
- Energy Rating D - 61
- Bathroom & Ensuite
- Large Breakfast Kitchen
- Warwick District Council Tax Band G

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Gloster Drive, Kenilworth, CV8 2TU

A high-quality, well-presented, three-bedroom detached bungalow in sought-after Old Kenilworth, within walking distance of the delightful Abbey Fields, Town Centre and Old High Street. The fully double-glazed, gas centrally heated property comprises: a recessed porch, a large cloakroom w.c., lounge with fireplace and separate dining room, a conservatory/garden room/bed 3, spacious breakfast kitchen. The master bedroom with built-in wardrobes and en-suite shower room, bedroom 2 with fitted wardrobes, three-piece bathroom, double garage with electric doors, attractive private lawned rear garden and driveway parking for 2-3 cars. Internal viewing recommended. The property is offered for sale with no onward chain, and early viewing is advised to avoid disappointment.

3 2 2 D

Council Tax Band: G

Entrance
Approach over a block paved pathway to a canopy porch with hardwood panelled and glazed door with matching leaded glazed side screen to spacious L-shaped reception hall.

Reception Hall
With inset matting, burglar alarm control box, radiator and access to insulated roof space with retractable aluminium loft ladder, central heating thermostat control and door to the airing cupboard with slatted shelving, and further cloaks cupboard with hanging rail and shelf. Door to

Cloakroom
With a two-piece suite with a low-level pedestal hand basin with tiled walls and a radiator. Window to the outside.

Lounge
17'10" x 13'8"
Two radiators, leaded double glazed walk in bay window to front, and two leaded windows to rear, a feature stone carved fireplace with inset living flame effect coal gas fire with matching hearth and mantel, two wall light points and two central ceiling lights with ceiling roses, coving, t.v. Aerial point and twin bevelled glazed doors opening to the

Dining room
10'7" x 10'4"
With a window to the rear and a ceiling light, two wall lights and a door to the hall.

Kitchen/ Breakfast Room
The kitchen is equipped with oak-faced panelled units and marble-effect work surfaces. It features a one-and-a-half bowl sink with a mixer tap, an integrated four-ring gas hob with a cooker hood, and a double electric fan oven that includes a microwave. Additionally, there is a fridge and a separate freezer, along with space for a washing machine and dryer. Other features include a radiator, ceiling lights, a gas central heating boiler, tiled splashbacks, and a door that leads outside. There is also ample space for a dining table.

Principal Bedroom
14'7" x 11'2"
With a window overlooking the rear garden, a range of built-in wardrobes, a dressing table, a chest of drawers and matching bedside tables with a ceiling light, coving and radiator with a door to

Ensuite
With a three-piece champagne coloured suite with low-level w.c, pedestal wash hand basin, walk in shower enclosure with sliding shower screen and mains fed shower with attachments, ceramic tiles to walls, extractor fan, illuminated shaver point and mirrored vanity cabinet with a radiator to the wall.

Bedroom Two
12'10" x 9'8"
With a window overlooking the rear garden, ceiling light, coving, built-in wardrobes with hanging and shelving.

Sitting Room
14'11" x 8'8"
With ceiling light, coving, radiator, conservatory style rear, additional windows in the bay overlooking the patio, electric wall mounted panel heater, pitched polycarbonate roof and door to the garden.

Bathroom
With a three-piece suite and low-level w.c., pedestal wash hand basin, panelled bath with central chrome mixer tap and shower attachment, shower curtain rail, ceramic tiling to walls, window to side and with a radiator on the wall.

Rear Garden
Superb rear garden, attractively laid out and landscaped with full-width riven paved patio and dwarf brick walls. Steps to lower lawn with sloping lawns and borders with shrubs, plants and specimen trees with fully fenced and secured boundaries, external lighting, outside water tap while enjoying good privacy and seclusion, with side access and additional access to further storage area and access to the garage via a pedestrian door.

Double Garage
With twin electrically operated, remotely controlled up and over doors, rear window and door leading to the outside.

Tenure
The property is Freehold.

Services
All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

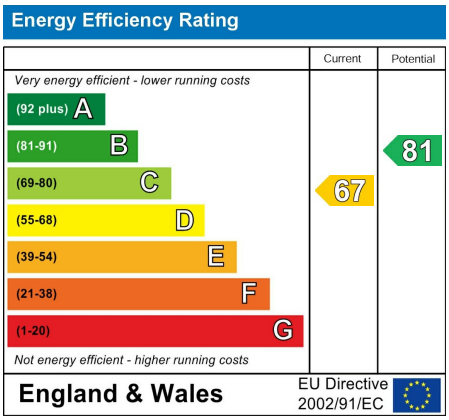
Fixtures & Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Viewings

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

EPC Rating:

D



Total area: approx. 120.8 sq. metres

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