



## Field Close, Kenilworth

Offers Over £390,000

- Three Bedroom Semi Detached House
- Lounge & Through Dining Room
- Kitchen
- Three Bedrooms-Two Doubles
- Gardens Front & Rear With Garage
- Porch & Reception Hall
- Energy Rating
- Conservatory
- Shower room
- Warwick District Council



# Field Close, Kenilworth, CV8 2JN

Nestled in the charming area of Field Close, Kenilworth, this delightful semi-detached house, built in 1965, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home in a desirable location. One of the standout features of this property is its proximity to the highly regarded Kenilworth Secondary School, which has received an outstanding rating from Ofsted. This makes it an excellent choice for families prioritising education and community. The surrounding area is peaceful and friendly, providing a safe environment for children to play and grow.

Field Close is conveniently located, offering easy access to local amenities, parks, and transport links, ensuring that everything you need is within reach.



Council Tax Band: D



## Approach

Over a block paved driveway to a

## Porch

Fully enclosed double-glazed porch, concealed gas meter cupboard, with internal double-glazed and leaded window. Door into the

## Hall

With engineered oak flooring, radiator, stairs rising to the first floor landing, useful under-stairs storage cupboard housing the electric isolation unit and electric meter.

## Lounge

12'11" x 10'2"

With engineered oak flooring, featuring a living flame effect coal gas fire with marble composite inset hearth and mantle, t.v. point, double glazed window to front, coving, opening to the

## Dining Room

10'8" x 8'11"

With engineered oak flooring, radiator, sliding patio door into the

## Conservatory

9'6" x 14'6"

With a pitched polycarbonate roof with fitted blinds, ceramic tiling to the floor, three wall lights, French doors onto the patio, radiator, door to the Kitchen and Dining Room.

## Kitchen

10'4" x 7'4"

This kitchen is fully equipped with a variety of matching beech-fronted base and wall units, complemented by granite-effect work surfaces with rounded edges. It features a one-and-a-half bowl black granite composite sink with a chrome retractable mixer tap. The cooking area includes an integrated Siemens fan-assisted oven and grill, along with a four-ring halogen hob and a concealed illuminated extractor hood above. Additional amenities include space for an under-counter fridge, plumbing for a washing machine, and an integrated Bosch slimline dishwasher. The kitchen is well-lit with ceiling downlighters and has a double-glazed window on the side. The flooring and splashback are finished with ceramic tiles.

## First Floor Landing

With matching pine bannister rail and spindles, double glazed window to side, access to insulated and part boarded loft space with retractable ladder also housing the Vaillant combination boiler servicing the hot water and central heating, temperature control clock for the central heating, door to

## Double Bedroom One

13'3" x 9'8"

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

## Double Bedroom Two

10'9" x 9'10"

With double glazed window to rear, radiator, built-in storage cupboard with fitted shelving.

## Bedroom Three

10'5" x 6'5"

With wood laminate flooring, ceiling light, radiator, double glazed window to front, built-in over bulkhead storage cupboard/wardrobe with hanging and shelf over.

## Shower Room

With a refitted three-piece white suite with low-level w.c, wall hung vanity wash hand basin with chrome mixer tap and cupboard below, corner shower enclosure with mains fed Grohe shower with chrome fittings and attachments, heated chrome towel rail, ceiling down lighters, porcelain tiling to walls, non slip flooring, window to rear.

## Rear Garden

Fully enclosed by perimeter fencing with screening tree and well-kept conifer hedging, the garden is mainly laid to lawn with a planted border with a variety of shrubs. There is also a large patio, timber summer house, outside tap, and useful secure side gated access to the front and a door to the garage.

## Garage

With a metal up-and-over door to the front, with power and light connected.

## Front

To the front of the property is a sloped block paved driveway with parking for two cars.

## Tenure

The property is Freehold.

## Services

All mains services are connected;  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

79 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

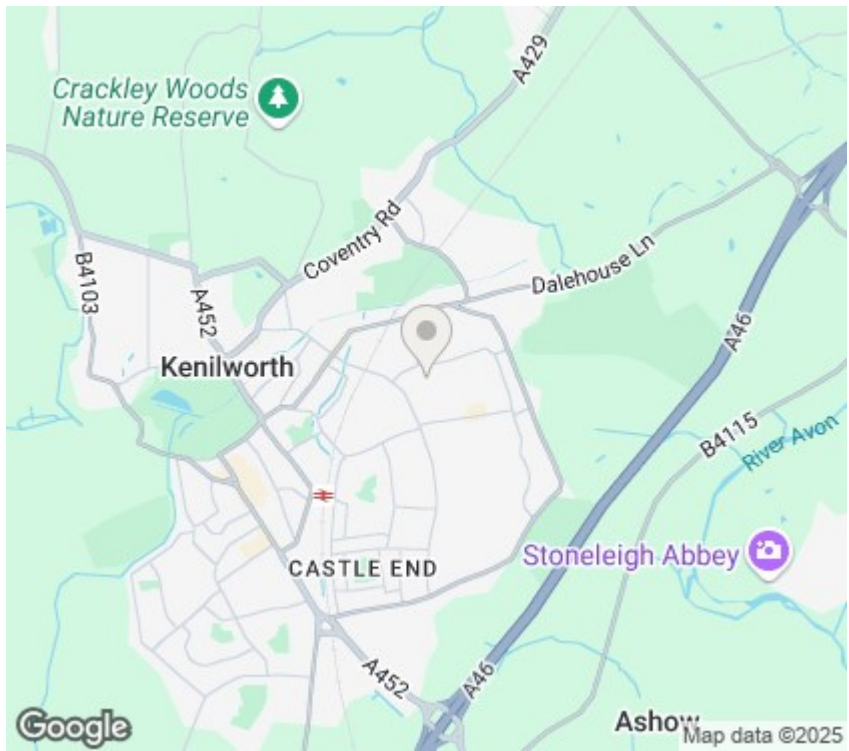
Sky

Virgin

## Fixtures & Fittings

All 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

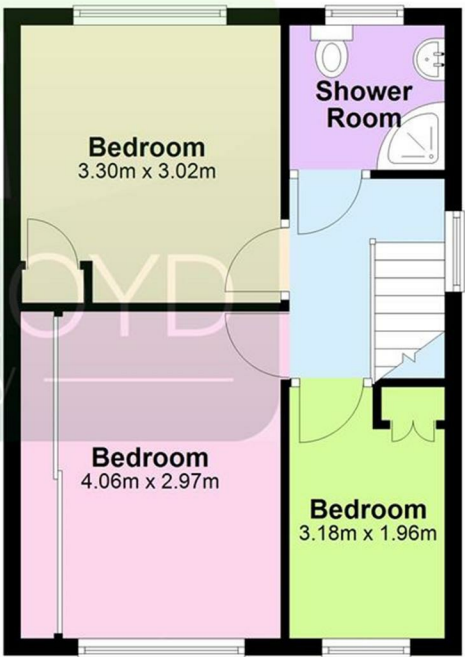
### Ground Floor

Approx. 50.0 sq. metres



### First Floor

Approx. 37.3 sq. metres



Total area: approx. 87.3 sq. metres