



Riley Close, Kenilworth

Asking Price £399,950

- Modern Detached House With No Onward Chain
- Fitted Kitchen and Utility
- Side Single Garage and Driveway
- Double Glazed Throughout And Gas Central Heating
- Mature Rear Gardens
- Through Lounge/Dining Room
- EPC Rating D - 69
- Three Bedrooms And Family Bathroom
- Attractive Cul-De-Sac Location
- Warwick District Council Tax Band E

7 Riley Close, Kenilworth CV8 2SN

Modern Three-Bedroom Detached Home in Knights Meadow, Kenilworth

Situated in this desirable cul-de-sac, this well-presented three-bedroom detached home offers modern living in a much sought-after location. The property features a spacious through lounge/dining room, a stylish kitchen, and a practical utility extension. Upstairs there are three well-proportioned bedrooms and a family bathroom. Additional benefits include a side single garage with driveway, attractive well stocked rear gardens, double glazing, and gas central heating. Ideally located for Kenilworth's outstanding-rated secondary school, this home is perfect for families. Offered with no onward chain for a smooth purchase. Viewing highly recommended



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C

Council Tax Band: E



ENTRANCE

Canopy porch with coach light and a hardwood panelled door leads into

HALLWAY

With stairs rising to the first floor landing, radiator and a multi paned door leading to:

LOUNGE AREA

12'5" x 13'3"

Having a window to the fore, radiator and a focal point provided by a marble effect fireplace with an Adams style surround and housing a coal effect gas fire set on a matching hearth. Archway leads to the dining area.

DINING AREA

11'0" x 7'8"

With French door with side light windows lead onto the rear patio and garden, radiator and thermostat controls.

FITTED KITCHEN

10'10" x 7'8"

Fitted with white units to both wall and base. The base units have a built in electric oven and grill which is set beneath the electric hob and extractor. The base units have a roll topped work surface over with an inset single bowl sink unit which has the window looking into the garden above. Tiling to splashbacks and wall mounted units with pelmets. There is space for a fridge freezer, understairs storage and a radiator. Door leads into the utility room.

UTILITY ROOM

10'5" x 8'5"

With door and window to the rear. Matching units to kitchen with white panelled base and wall unit with brushed steel handles, rounded edge work surfaces with tiled splash backs with inset single bowl sink unit, space for an automatic dishwasher, washing machine and a radiator

CLOAKROOM

With low level w.c., wash hand basin with tiled splash back and extractor fan.

LANDING

With white painted spindled banister rail, access to roof space, built-in airing cupboard with wall mounted Vaillant combination gas fired central heating boiler, fitted radiator and slatted shelving. Doors lead off to:

BEDROOM 1

13'10" x 9'0"

With a window to fore and a radiator.

BEDROOM 2

With a window to the rear and a radiator.

BEDROOM 3

9'8" x 6'4"

Window to the fore, radiator and a built in cupboard with hanging rail.

BATHROOM

With panelled bath, fully tiled surround and an electric shower over with shower rail and curtain. Pedestal wash hand basin and a low level w.c., Window to the rear and a radiator.

OUTSIDE

The property is situated behind a tarmacadam driveway with off road car parking for 1 car leading to an attached side garage. The garden to front is attractively laid out with lawn, surrounding pathways and shrubbery. A side gated pathway leads to the enclosed garden to rear which has a formal lawn, patio and well stocked borders.

ATTACHED GARAGE

16'5" x 9'3"

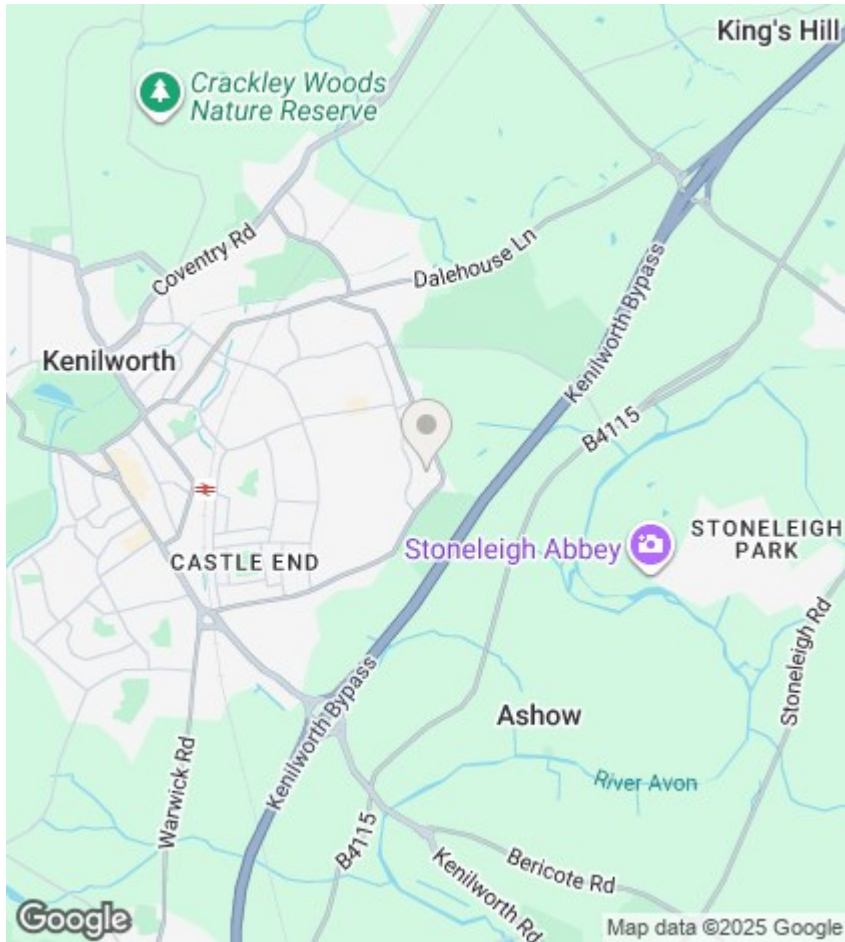
With up and over door to front, rear personal door, power and light connected, useful eaves storage space within the roof.

TENURE

The property is Freehold

SERVICES

All mains services are connected



Directions

Viewings

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

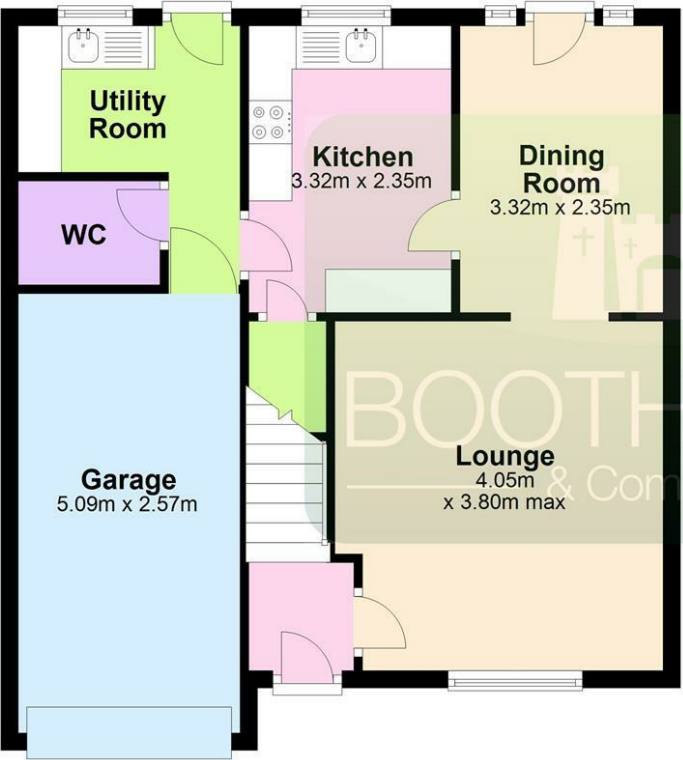
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

Ground Floor

Approx. 57.6 sq. metres



First Floor

Approx. 35.8 sq. metres

