



## Dalehouse Lane, Kenilworth

£379,950

- Four Bedroom Modern Semi Detached Town House
- Breakfast Kitchen & Family Room
- First Floor Living Room
- Bathroom & Ensuite
- No Onward chain
- Reception Hall & Cloakroom
- Energy Rating C - 78
- Four Bedrooms Over Two Floors
- Spacious driveway & single garage to rear
- Warwick District Council Tax Band E



# Dalehouse Lane, Kenilworth, CV8 2EP

Built in 2009, this modern townhouse is situated in a convenient residential area with access to good schools and is just a short distance from Kenilworth town centre, Warwick University, and Westwood Business Park. The property benefits from full uPVC double glazing and gas-fired central heating, and it is arranged over three floors, offering well-planned accommodation.

The layout includes an entrance hallway with a cloakroom and WC, a family room, and a large breakfast kitchen with integrated appliances. On the first floor, you'll find a landing that leads to a living room, the master bedroom with a full en-suite bathroom, and on the second floor, there is a landing with three additional bedrooms (two of which are doubles) and a family bathroom with a shower.

Outside, the private, low-maintenance rear garden provides access to a spacious single driveway featuring an EV charger to the rear, along with a brick-built garage. In front of the property, there is a low-maintenance fore garden with a wrought iron fence.



Council Tax Band: E



## Approach

Approached over a paved pathway with wrought iron rail to a front door with inset leading into the

## Hall

Featuring two ceiling lights, a smoke alarm, a radiator, and a staircase to the first floor, there is also an under-stairs storage area and a panelled door to the

## Cloakroom

2'5" x 6'3"

With a low-level water closet, a pedestal corner wash hand basin, there is an opaque window to the front, an extractor fan, a ceiling light, and a tiled floor.

## Family Room

7'10" x 13'0"

With LED downlighters, t.v aerial and telephone points, a radiator, and a double-glazed window to the front, leading into the archway.

## Kitchen

14'9" x 13'1"

Comprehensively fitted with matching white base and wall units with brushed steel handles, wood grain-effect work surfaces, and a one-and-a-half bowl stainless steel sink with a chrome mixer tap. It includes an integrated double Zanussi oven, a four-ring gas hob with splash back, and a brushed steel extractor hood, plumbing for a washing machine and dishwasher, along with space for a large fridge/freezer, ceramic-tiled floor, room for a breakfast/dining table. French doors to the rear garden, and a cupboard hides the Ideal Logic boiler servicing the hot water and heating, which was new in 2022.

## First Floor Landing

Stairs lead to the first-floor landing with a bannister, rails and spindles. There is an opaque window to the side, a radiator, two central ceiling lights, and a smoke alarm.

## Living Room

14'1" x 10'9"

With LED downlighters. t.v aerial and telephone points, radiator and two windows to the rear.

## Main Bedroom

7'10" x 15'1"

With LED downlighters, radiator, window to front and door through to

## Ensuite

8'7" x 5'8"

This bathroom features a luxurious four-piece white suite, including a low-level W.C., a stylish vanity wash hand basin with a circular bowl and storage cupboard below, and a spa bath set within a decorative alcove with accompanying built in mirror effect bathroom tv above. Additionally, there's a corner shower enclosure with a mains-fed shower and a rain head. The room is well-lit with an opaque double-glazed window at the front, an extractor fan, and LED ceiling downlighters. The floors and walls are adorned with porcelain tiles, and there's a heated chrome towel rail for added comfort.

## Second Floor Landing

Stairs leading to the second-floor landing feature a matching bannister rail and spindle, along with a central light fixture. There is access to an insulated loft space equipped with two ceiling lights and a smoke alarm. A panelled door opens to the airing cupboard, which houses a large hot water cylinder and a pressurised hot water system.

## Double Bedroom Two

7'10" x 12'4"

With a radiator, window to rear and LED downlighters.

## Double Bedroom Three

7'10" x 13'7"

With radiator, window to front and LED downlighters.

## Bedroom Four

6'5" x 8'4"

With radiator, window to rear, LED downlighters and t.v. aerial point.

## Bathroom

6'5" x 5'10"

Three-piece white suite with low-level W.C., pedestal wash hand basin, panelled bath with central mixer and shower attachment, wall-mounted radiator, central light and shaver point.

## Rear Garden

The garden is completely enclosed by perimeter fencing and features a patio. There is a pedestrian gate at the rear that provides access to an allocated parking spot next to the garage, which is equipped with an EV charger.

## Single Garage

With metal up and over door to front, and useful eaves storage, accessible from Winn Close.

## Tenure

The property is Freehold.

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

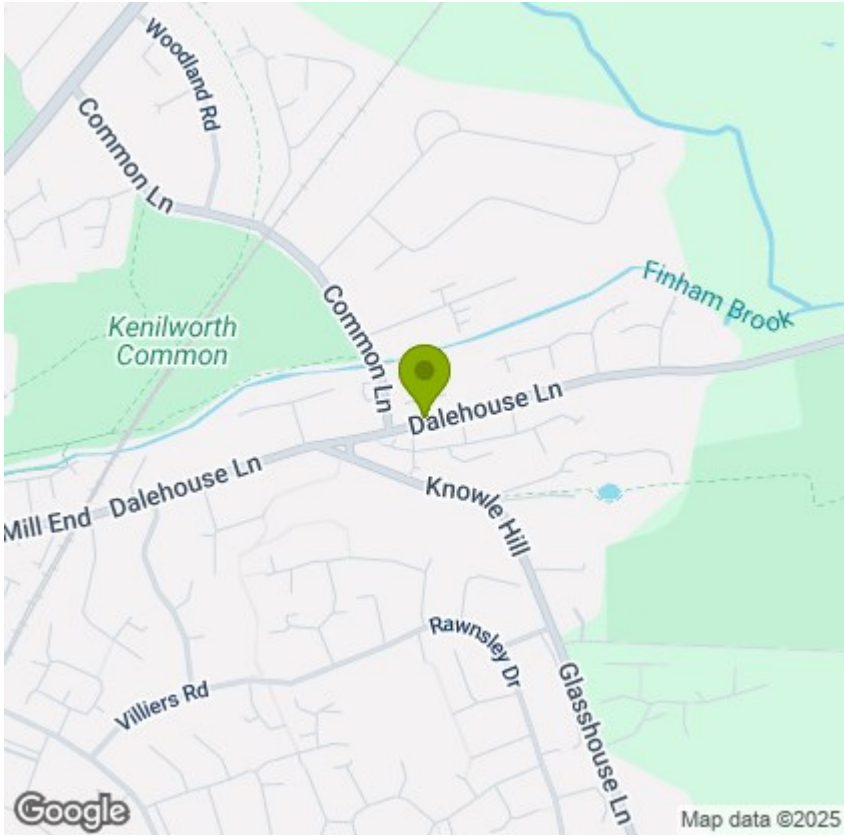
Basic  
5 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(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	



LOCATION  
Dalehouse Lane

DETAILS  
Total area: 102.31 m<sup>2</sup>  
1101.2 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.

0.0 0.5 1.0 1.5 2.0m  
1:56

▼ Ground Floor TOTAL AREA: 35.15 m<sup>2</sup> ▼ 1st Floor TOTAL AREA: 32.83 m<sup>2</sup> ▼ 2nd Floor TOTAL AREA: 34.33 m<sup>2</sup>

