



Park Close, Kenilworth

Asking Price £440,000

- Four Bedroom Semi Detached
- Quiet Cul-De-Sac Location
- Ample Parking
- Modernisation Required
- Thorns/Park Hill School Catchment
- Large Corner Plot
- Three Garages
- Close To Kenilworth School
- EPC Rating - D
- Viewing Highly Recommended

Park Close, Kenilworth, CV8 2JL

An extended four bedroom semi-detached property, situated on a large corner plot providing a unique amount of living and outside space. Situated in the quiet cul-de-sac of Park Close, this property is ideally located within walking distance of Kenilworth Secondary School and falls within the catchment areas for both Thorns and Park Hill schools.

The property benefits from; reception hallway, living room with feature gas fire and through dining room, galley kitchen, games room, timber Lean-to conservatory, access to garage, first floor landing. The first floor boasts four well-proportioned bedrooms, including three generous doubles with an en-suite to the master and one good single, family bathroom with shower. Outside, the property benefits from a wide corner garden, beautifully laid to lawn with a patio area surround. Additionally, there is a three-garages (one being a detached double garage) and a driveway that offers ample parking. Viewing is recommended to appreciate the internal and external size of the property.



Council Tax Band: D



Approach

Approached over a paved pathway with lawns to either side, leading to the inset double glazed uPVC porch.

Entrance Hall

Entering through the uPVC porch door with terracotta tile flooring and a further timber-panelled door with an opaque glazed inset, LTV timber-effect flooring, a radiator, and central ceiling light. There is also a convenient under-stairs storage cupboard that houses the electric isolation unit, as well as the electricity and gas meters. Doors off to

Living Room

The room features LTV flooring throughout, a radiator and a large double-glazed window that offers a view over the front elevation. There is decorative wood panelling, complemented by a variety of storage options and glass insets. A gas fireplace with a matching mantel and hearth with central ceiling light, power sockets, TV ariel point and a square arch leading to the

Dining Room

With radiator, range of power points, central ceiling light, timber panelling to wall, and double-glazed sliding patio doors leading to the

Timber Lean-to Conservatory

With double-glazing window surround and fabulous views over rear garden, power, strip light and uPVC door into

Kitchen

The kitchen features a variety of matching solid oak fronted base and wall units, complemented by timber flooring. It includes wooden-effect edged work surfaces and a one-and-a-half bowl stainless steel sink with both hot and cold taps. Ceramic tiled splashback and a double-glazed window that overlooks the rear garden. The cooking area is equipped with a freestanding four-ring Leisure Finesse hob and eye-level grill. Additional appliances include a large upright fridge/freezer, a Logik automatic washing machine, and a Beko dishwasher with square arched opening to the

Games Room

A fantastic space for a family to make use of, uPVC double-glazed window, radiator, mix of timber panelling and brick, door off to single garage.

Downstairs WC

Opaque glazed window, wooden panelling concealing the low-level WC, wash hand basin and central ceiling light.

Downstairs Shower Room

Full height ceramic tiled mains fed shower cubicle, radiator, central ceiling light and opaque glazed window.

Landing

With access to insulated and fully boarded loft space and doors off to

Double Bedroom One

With dual aspect double glazed windows, radiator, central ceiling lights, range of wood wardrobes with hanging rail and shelving, loft hatch and door into

En-Suite

Featuring a walk-in, fully ceramic-tiled, mains-fed shower with chrome attachments, alongside a uPVC window and a radiator positioned below. The bathroom includes a low-level WC, a pedestal wash hand basin with splashback.

Double Bedroom Two

With a feature array of wall length timber panel overheads and wardrobes with mirror insets, hanging rails and shelving, double glazed window to the front, radiator, central ceiling light,

Double Bedroom Three

With double glazed window to rear, radiator, central ceiling light, storage cupboard concealing the Potterton boiler and water tank.

Single Bedroom Four

With double glazed window to front, radiator, central ceiling light, storage/shelving area.

Bathroom

With a three piece suite, timber panelled bath with a mains fed shower over, matching fittings and shower head, pedestal wash hand basin, low-level w.c ceramic tiling to full height to bath and half height to remainder, opaque double glazed window, wall mounted heated chrome towel rail/radiator.

Single Garage

With metal up and over door and internally accessible with steps up with grab rail, strip light and power.

Additional Single Garage

With metal up and over door

Detached Double Garage

Accessed over a bloc paviour driveway with metal up and over door.

Rear Garden

Being mainly laid to lawn with a mature tree, patio slabs, mature plants and beds with timber fence panel surround and a large timber shed with side entrance to the front of the property.

Fore Garden

Bieng mainly laid to lawn.

Tenure

The property is Freehold.

Services

All mains services are connected;
Mobile coverage

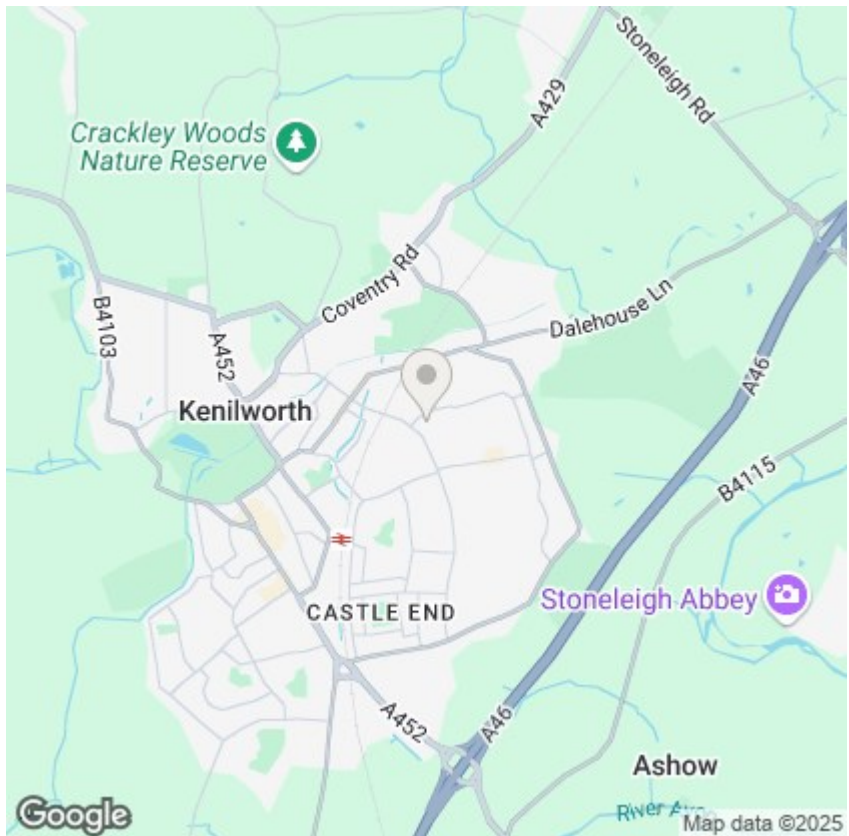
EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
70 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures and 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		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

