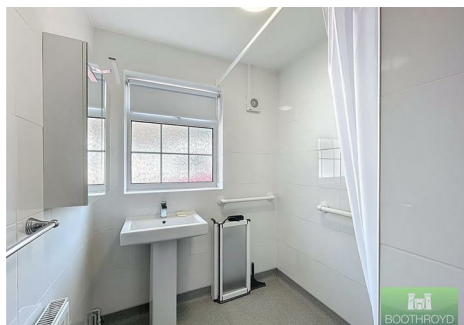




Walnut Tree Close, Kenilworth

Asking Price £450,000

- Two Bedroom Detached Bungalow
- Fitted Kitchen With Appliances
- Refitted Wet Room And Separate WC.
- Attractive Cul De Sac Location
- Gas Central Heating And Georgian Bar Double Glazing
- Front Lounge And Dining Room
- EPC Rating C - 69
- Driveway, Carport And Detached Garage
- Offered With No Onward Chain
- Warwick District Council Tax Band E

4 Walnut Tree Close, Kenilworth CV8 2NF

Charming Detached Bungalow in Desirable Cul-de-Sac Location – Walnut Tree Close, Kenilworth

Located in the sought-after cul-de-sac of Walnut Tree Close, just a short distance from the vibrant heart of Kenilworth town centre, this delightful two-bedroom detached bungalow is offered for sale with no onward chain.

Step inside to a spacious and light-filled lounge/dining room, perfect for relaxing or entertaining. The fitted kitchen comes complete with a range of integrated appliances.

The property benefits from a modern wet room, as well as a separate cloakroom for added convenience. Both bedrooms are well-proportioned and look into the rear gardens.

Outside, the bungalow enjoys a private driveway, car port, and a detached garage, ensuring ample off-road parking and storage. The surrounding gardens are easy to maintain and add to the overall charm of this peaceful, yet convenient setting.

With its prime location close to local amenities, transport links, and beautiful countryside, this is a rare opportunity to acquire a well-presented home in one of Kenilworth's most attractive residential areas.

Early viewing is highly recommended.



Council Tax Band: E



Approach

The bungalow is approached across a tarmacadam driveway that provides hardstanding. A door enters into the central hallway.

Hallway

Having access to the loft void, radiator and a double coats cupboard. Doors off to:

Front Lounge

16'4" max x 21'8" max

With windows to the front elevation, twin radiators and a stone fireplace with matching hearth and mantel.

Fitted Kitchen

10'10" x 9'4"

Fitted with a range of limed oak units to wall and base. The base units have a stone effect counter with an inset sink set beneath the window to the side. Tiled splashbacks and appliances that include a dishwasher, washing machine, tumble dryer and fridge freezer. Eye level double oven and a halogen hob. Tiling to splashbacks and a radiator.

Bedroom One

13'1" x 11'11"

Window to the rear with a radiator beneath. Fitted mirrored wardrobe with hanging and shelving.

Bedroom Two

13'1" x 9'4"

Having a door into the rear garden and a radiator.

Wet Room

Being recently fitted and having a walk in shower, pedestal wash hand basin and medicine cabinet. Frosted window to the side and a radiator.

Cloakroom

Separate wc and wash hand basin. Window to the side.

Rear Garden

Having a walkway leading to the patio and formal lawn which is enclosed with panelled fencing. Side pedestrian access and into the garage.

Car Port & Garage

Single carport and an up and over door into the single garage.

Fixtures And Fittings

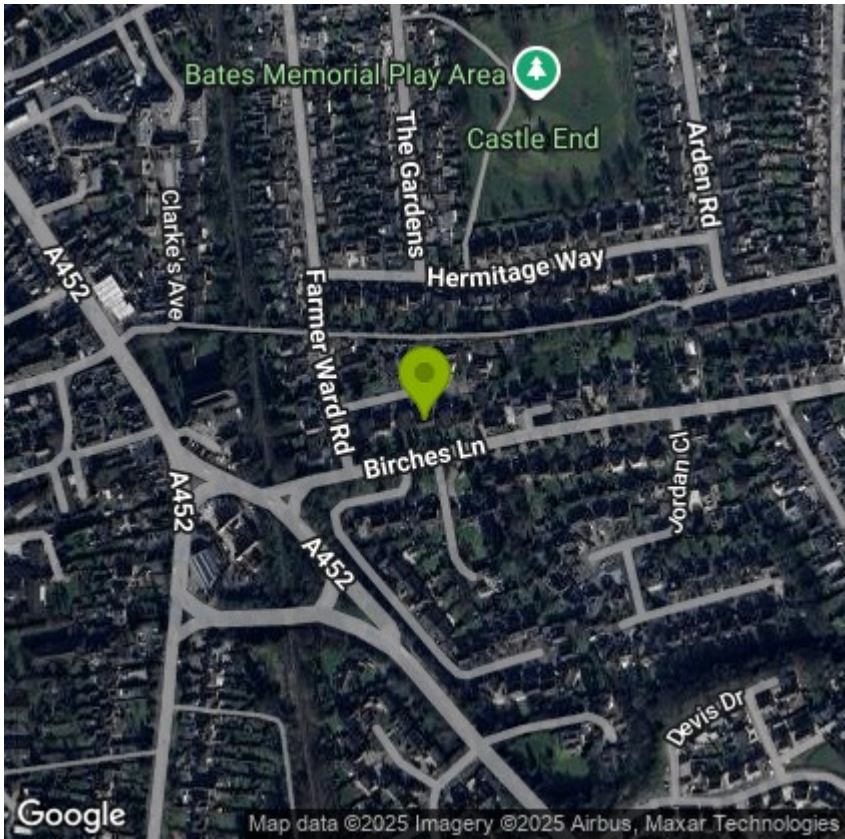
All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.

Services

All mains services are connected

Tenure

The property is freehold



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		84
(81-91) B		
(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. 93.3 sq. metres



Total area: approx. 93.3 sq. metres