



## Windy Arbour, Kenilworth

£450,000

- Attractive Double Bay Fronted Semi Detached
- Generous Patio And Rear Gardens
- Gas Central Heating And Double Glazing
- Three Well Proportioned Bedrooms And Four Piece Bathroom
- No Onward Chain. Front Driveway And Hardstanding
- Open Plan Integrated Fitted Kitchen
- EPC Rating D - 68
- Close To Outstanding Kenilworth Secondary School
- Lounge With Wood Burning Stove
- Warwick District Council Tax Band D

# 5 Windy Arbour, Kenilworth CV8 2AT

A beautifully presented and characterful double bay fronted semi-detached home, ideally located on the ever-popular Windy Arbour in Kenilworth. This handsome traditional property has been tastefully modernised throughout, blending classic charm with contemporary finishes to create a stylish and comfortable family home.

The accommodation comprises a welcoming reception hallway, a cosy front lounge featuring a wood burning stove, and a stunning open plan kitchen/dining room complete with integrated appliances and bi-folding doors that open out to a raised terrace and the generous rear garden—perfect for modern living and entertaining.

Upstairs, there are three well-proportioned bedrooms and a stylish four-piece family bathroom. The property further benefits from gas central heating, partial underfloor heating, and double glazed windows throughout.

Externally, there is a front driveway offering off-road parking, while to the rear, a mature and spacious garden provides a tranquil outdoor retreat.

Offered for sale with no onward chain, this is a rare opportunity to acquire a superb home in one of Kenilworth's most desirable locations.



Council Tax Band: D



### Recessed Porch

With coach light and door into the

### Reception Hallway

Stairs to the first floor, tiled flooring and understairs storage cupboard. Radiator and doors off to:

### Lounge

11'0" plus bay x 12'0"

Bay window to the fore, radiator and a wood burning stove set on a tiled hearth and having a wooden mantel over. Opening leads into the dining area.

### Dining Area

Having bi folding doors onto the rear garden and patio. Radiator and opening into the fitted kitchen.

### Fitted Kitchen

13'5" x 18'2"

Fitted with a range of shaker style units to both wall and base. The base units have a stone effect counter with an inset stainless steel sink unit set beneath the window to the rear. Built in oven with a four ring gas hob and extractor. Integrated fridge freezer, washing machine and dishwasher. Continuation of the tiled floor with underfloor heating.

### Landing

Window on the turn, access to loft void and doors off to:

### Bedroom One

11'0" plus bay x 11'0"

Bay window to the fore, radiator and built in wardrobes to chimney recess.

### Bedroom Two

13'6" x 11'0"

Window to the rear with a radiator beneath.

### Bedroom Three

6'9" x 5'9"

Window to the fore, radiator and storage recess.

### Bathroom

The four piece bathroom has a panelled bath, close coupled wc, a wall hung vanity wash hand basin and a corner shower cubicle with a thermostatic shower. Tiled floor and to full height of the walls. Heated towel rail and a frosted window.

### Driveway

The stone chipping driveway provide hardstanding for two vehicles. A side gate leads to the rear garden.

### Rear Garden

Leading from the property is a generous patio. Beyond the patio is a formal lawn with mature shrub borders. Enclosed with panelled fencing. There is a large timber shed, outside tap and side gated access.

### Tenure

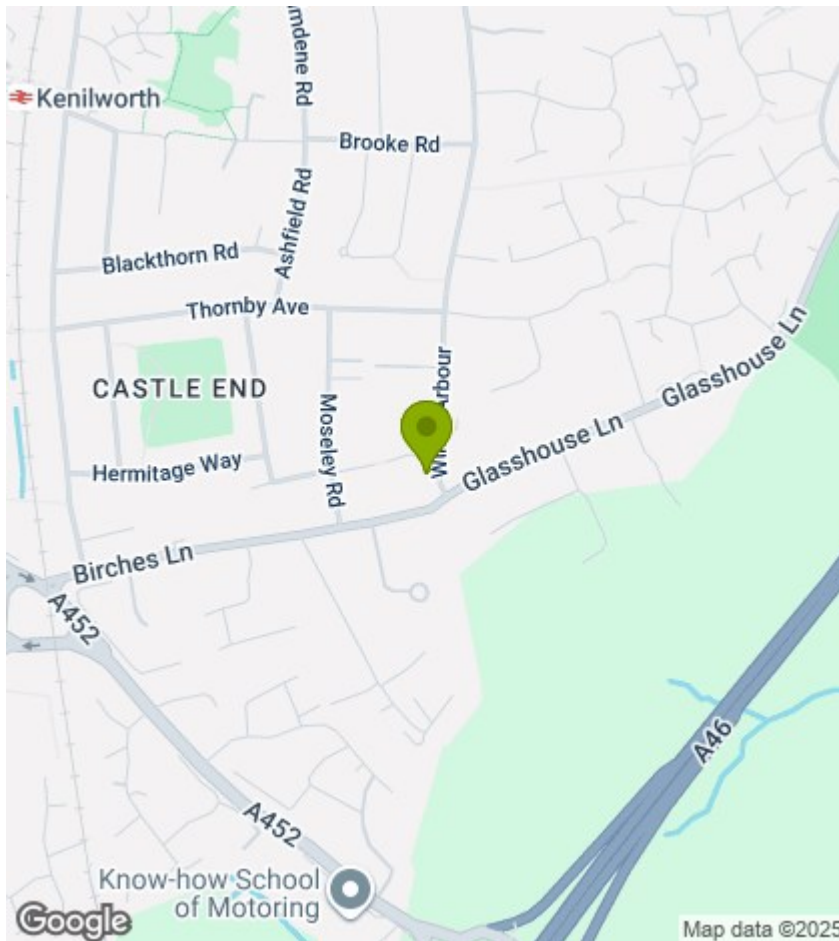
The property is freehold

### Services

All mains services are connected

### 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.

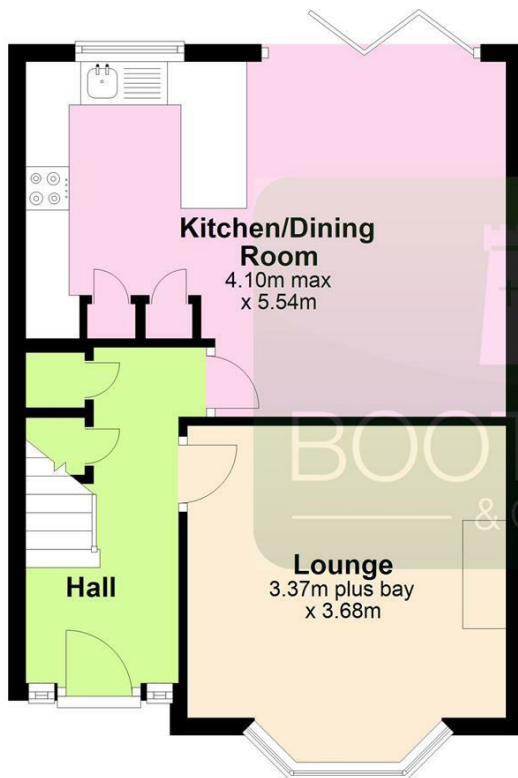
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 41.5 sq. metres



## First Floor

Approx. 41.9 sq. metres



Total area: approx. 83.4 sq. metres