



Sold off Market in Willoughby Avenue

Offers In The Region Of £460,000

- Three Bedroom Extended Semi Detached House
- Good Size Living Room
- Extended Refitted Dining Kitchen
- Garage & Gardens To Front & Rear
- Ofsted Outstanding Clinton School Catchment
- Porch, Reception Hall & W.C
- Energy Rating C
- Refitted Bathroom
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band D

23 Willoughby Avenue, Kenilworth CV8 1DG

Sold Off Market

An extended and refitted 1960s Bates three-bedroom semi-detached house, featuring a spacious mansard design, boasts generous and well-proportioned rooms. It is located in a quiet and sought-after residential road, within close walking distance of Kenilworth town centre and in the Ofsted outstanding Clinton School catchment area.

The property benefits from an entrance porch, reception hallway, a separate living room, and an impressive re-fitted open-plan extended kitchen with quality integrated appliances. Additionally, there is a cloakroom, a first-floor landing to two good-sized double bedrooms with fitted wardrobes and the smaller single bedroom/office. The luxury re-fitted bathroom includes a shower over the bath.

Outside, there is a private rear garden approximately 40 feet in depth, which includes a timber garden shed and a single garage. The front garden is lawned and bordered, featuring a tarmac driveway with parking for several vehicles. The property benefits from double glazing, and early viewing is advised.



Council Tax Band: D



Approach

Over a tarmac driveway to a double glazed front door into the

Entrance

leading into small porch area with inner hardwood panelled front door leading to the

Reception Hall

With wall mounted alarm control pad, double glazed window to side, stairs rising to first floor landing, under stairs storage cupboard with replacement wall mounted electric isolation unit, gas meter and electricity meter, paneled door through to the

Cloakroom

With low-level w.c., feature wash hand basin with central mixer tap, half-height ceramic tiling to all walls and floor, frosted window to front, radiator and central ceiling light.

Living Room

With a picture window to the front, coving, central ceiling light point, radiator and t.v. aerial point

Open Plan Dining Kitchen

The kitchen area has been comprehensively refitted with a range of matching handleless grey matte base and wall units. It features 30mm square quartz-effect work surfaces with matching upstands, a one-and-a-half composite granite sink with a chrome mixer tap, and an AEG under-counter fan-assisted oven and grill. Additionally, there is a four-ring Neff induction hob with an illuminated stainless steel and glazed extractor hood. The kitchen is equipped with an AEG dishwasher and an integrated washing machine, as well as space for a large upright fridge freezer and a large breakfast table. There are double-glazed windows on the side and rear, and a door leading to the garden, along with a large Velux window for added natural light.

Sitting Area

With French doors onto the rear patio with full height windows on either side, ceiling light and large Velux window.

First Floor Landing

With a window to the side, there is access to the insulated and partially boarded roof space via a retractable ladder. The space includes a smoke alarm, an airing cupboard with a Vaillant combination boiler that services the hot water and

central heating, and a useful storage cupboard over the bulkhead stairs, complete with fitted shelving.

Double Bedroom One

Ceiling light fixture, radiator, window at the front, and a built-in wardrobe/storage with shelving.

Double Bedroom Two

The room features a central ceiling light fixture, a double-glazed window facing the rear, a built-in wardrobe complete with a hanging rail and two shelves, as well as a convenient high-level storage cupboard above.

Bedroom Three

Featuring a radiator, a window, and a convenient built-in shelving unit with various fitted shelves.

Refitted Bathroom

Comprehensively re-fitted with modern luxury three piece white suite, low level w.c., feature L shaped bath, mains fed shower over with matching chrome fittings, glazed shower screen, ceramic tiling to all walls, feature wall hung vanity basin with mono block central mixer tap with useful cushion closing drawers below with recessed ceiling down lighters and opaque frosted double glazed window to rear, heated chrome towel rail.

Rear Garden

Completely enclosed by perimeter fencing, the area is laid to lawn and features two raised brick flower borders, along with a nice variety of screening trees and shrubs. There is also a timber garden shed and side-gated pedestrian access leading to the front driveway.

Single Garage

With a new door front and opaque double glazed window

Front

To the front of the property there is an inset lawned garden with low level brick wall and well kept borders with a nice variety of shrubs, trees and raised flower beds, tarmac driveway with ample parking for several vehicles with outside cold water tap, Electric vehicle charger point.

Tenure

The property is freehold

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

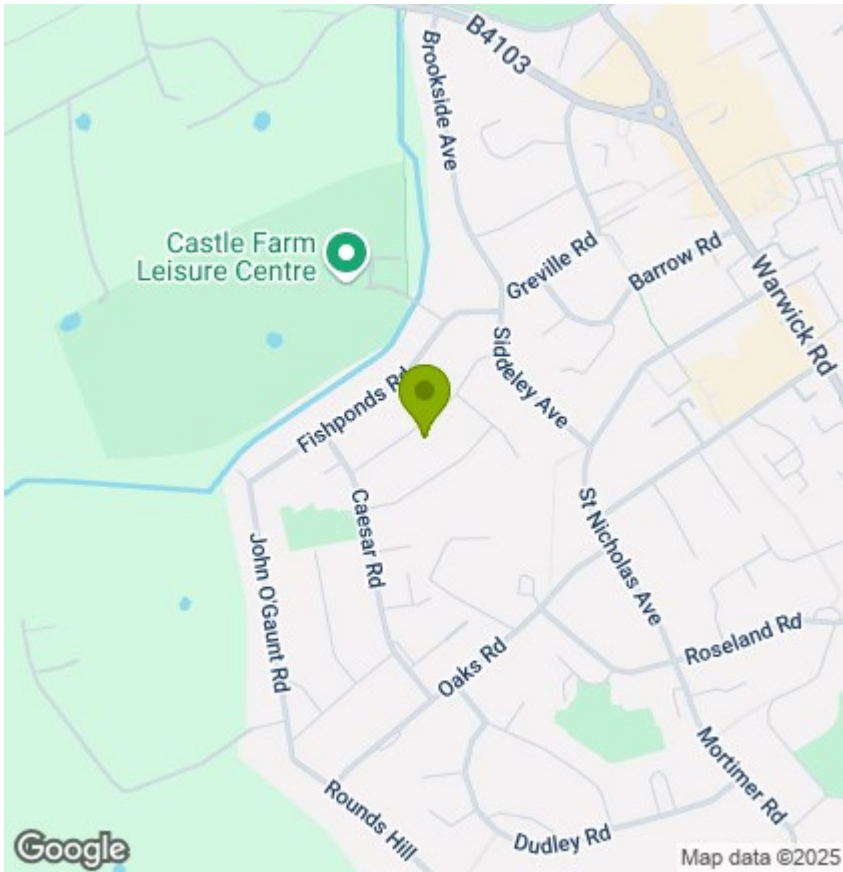
Sky

Virgin

Fixtures & Fittings







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		
(69-80) C	74	85
(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

