



Newfield Avenue, Kenilworth

Offers Over £525,000

- Spacious Three Bedroom Detached Bungalow
- Living/Dining Room
- Breakfast Kitchen & Utility
- Four Piece Bathroom
- No Onward Chain
- Enclosed Porch & Reception Hall
- Energy Rating D - 62
- Three Bedrooms
- Single Garage/ Driveway & Large Corner Plot
- Warwick District Council Tax Band E

42 Newfield Avenue, Kenilworth CV8 2AU

A spacious three-bedroom detached bungalow located on a generous corner plot has recently been redecorated. The property is situated just off the desirable Windy Arbour. Offered for sale with double glazing, gas-fired central heating, and no onward chain, the property comprises: enclosed porch, reception hall, lounge/dining room, three bedrooms, four-piece bathroom, kitchen, utility, cloakroom w.c., a conservatory, and single garage. Outside, there are gardens to three sides. There is also planning permission applied for a side extension to the property.



Council Tax Band: E



Approach

With a dwarf brick wall and a wrought iron gate, a gravelled pathway with inset stepping stones and railings to the

Porch

Spacious enclosed porch featuring surround leaded and double-glazed windows, a matching front door, ceramic tiled flooring, wall light, and doorbell. The internal oak front door has leaded and colored glass insets on either side.

Reception Hall

Featuring a ceiling light, radiator, picture rail, and smoke alarm, this space provides access to an insulated, part-boarded loft with a retractable wooden ladder. It includes a wall light and a temperature control clock for the central heating, with a door leading to...

Living/Dining Room

This room features a large picture window at the front, along with a stylish living flame effect coal gas fire that has a composite stone surround and brass trim. It also includes two wall light fixtures, two radiators, and a smoke alarm. Additional features are the coving and a service hatch leading into the kitchen.

Breakfast Kitchen

This kitchen is thoughtfully designed with a range of oak-fronted base and wall units, complemented by corner display shelving. It features marble-effect rounded work surfaces with ceramic tiled splashbacks, a one-and-a-half bowl stainless steel sink with a chrome mixer tap, and an integrated Indesit eye-level fan-assisted oven with a separate grill. There's also a four-ring electric hob with a concealed illuminated extractor hood, an integrated under-counter fridge, and two ceiling spotlights. Natural light fills the space through a double-glazed window leading to the conservatory and a uPVC door. Additional highlights include a radiator, click laminate flooring, and space for a small breakfast table, along with a door leading to the adjoining area.

Utility Room

Spacious utility room with a extensive range of

matching base and wall units with wood grain effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, ceramic tiling to splash back, click laminate flooring, double glazed window to rear, door to garage and door to

Cloakroom/W.C

Featuring a two-piece suite, a low-level w.c., a corner hand basin with a tiled splashback, a radiator, a corner mirrored vanity cabinet, an extractor fan, and ceiling light.

Garden Room/Conservatory

Featuring dwarf walls, UPVC double glazed windows, and a reinforced glazed roof, this space includes French doors leading to the garden and a ceramic tiled floor.

Bathroom

The bathroom features a four-piece white suite, which includes a low-level WC, a pedestal wash basin, and ceramic tiled walls. It is equipped with a radiator, a wall light, and a shaver point, as well as LED ceiling downlights. There is a separate walk-in shower enclosure with a Mira Sport electric shower, a bi-folding shower screen, and a stylish glass block wall. Additionally, the airing cupboard houses the hot water cylinder with slatted shelving, an immersion heater, and a control clock, along with another radiator for added comfort.

Double Bedroom One

Featuring a double-glazed window at the front, a radiator, built-in wardrobes with hanging space and shelving along one wall, and new sliding doors at the front.

Double Bedroom Two

There is a double-glazed window to the rear, two wall light points, a vanity wash basin with a cupboard below, a radiator, a ceiling light, and coving.

Bedroom Three/Study

The room features a leaded double-glazed window on the side, a radiator, and a ceiling light.

Rear Garden

The property is fully enclosed by perimeter fencing

and is not overlooked. The garden is predominantly laid to lawn and features raised decking, a brick-tiled storage shed, and two summer houses, along with a useful side garden. Drawings and a planning permission application for a side extension have been submitted, but they have not yet been granted.

Garage

The garage features a pedestrian door leading from the utility room, alongside an electric metal up-and-over door at the front, equipped with power and lighting. It includes practical wall-mounted cupboards, as well as electric, gas, and water meters. There's also a wall-mounted electric isolation unit. Additionally, the garage houses the Ideal system boiler, which is responsible for providing hot water and central heating.

Front

At the front of the property, there is a dwarf brick wall along with driveway parking for one vehicle in front of the garage. The front and side gardens are filled with a variety of shrubs and plants, featuring a low-maintenance gravel finish.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
66 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

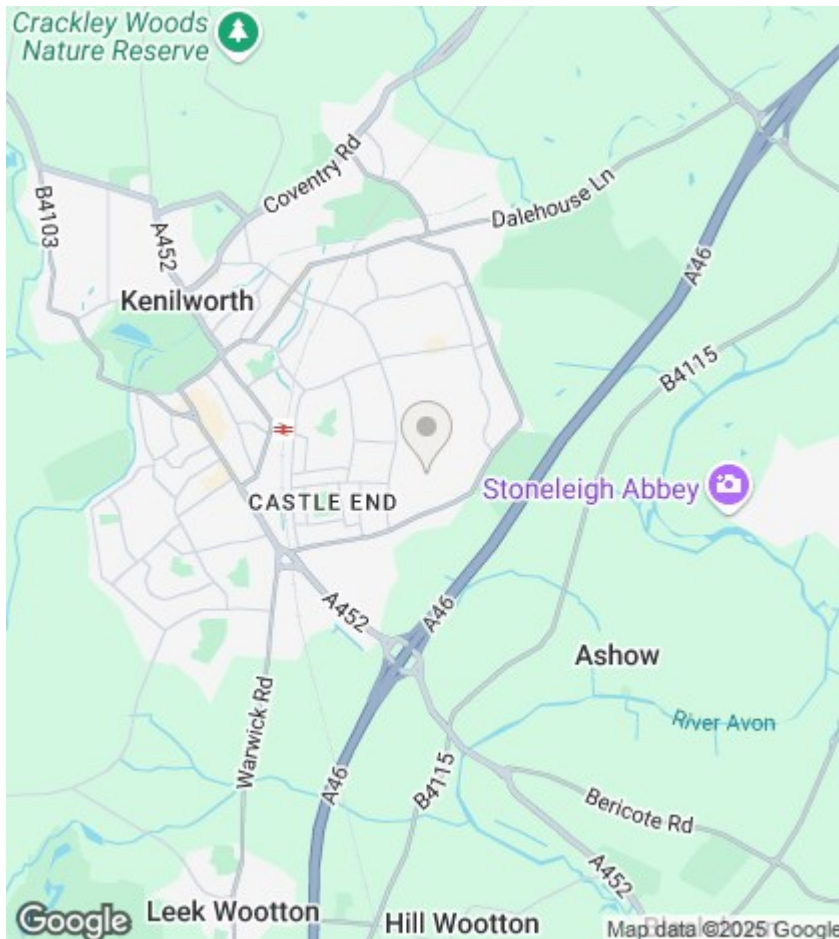
BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings 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:

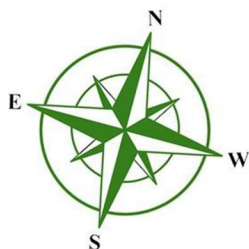
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION
Newfield Avenue

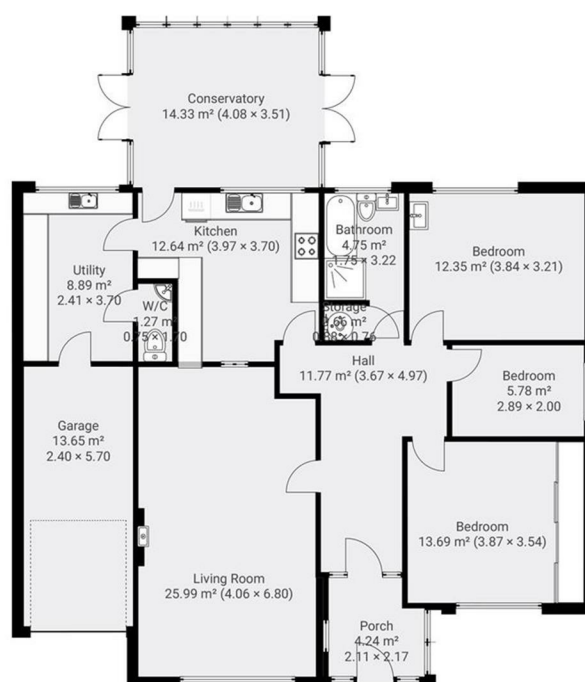
DETAILS
Total area: 142.56 m²
1534.5 sq.ft



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.

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1:135

▼ Ground Floor TOTAL AREA: 129.92 m²



▼ External TOTAL AREA: 12.63 m²

