



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

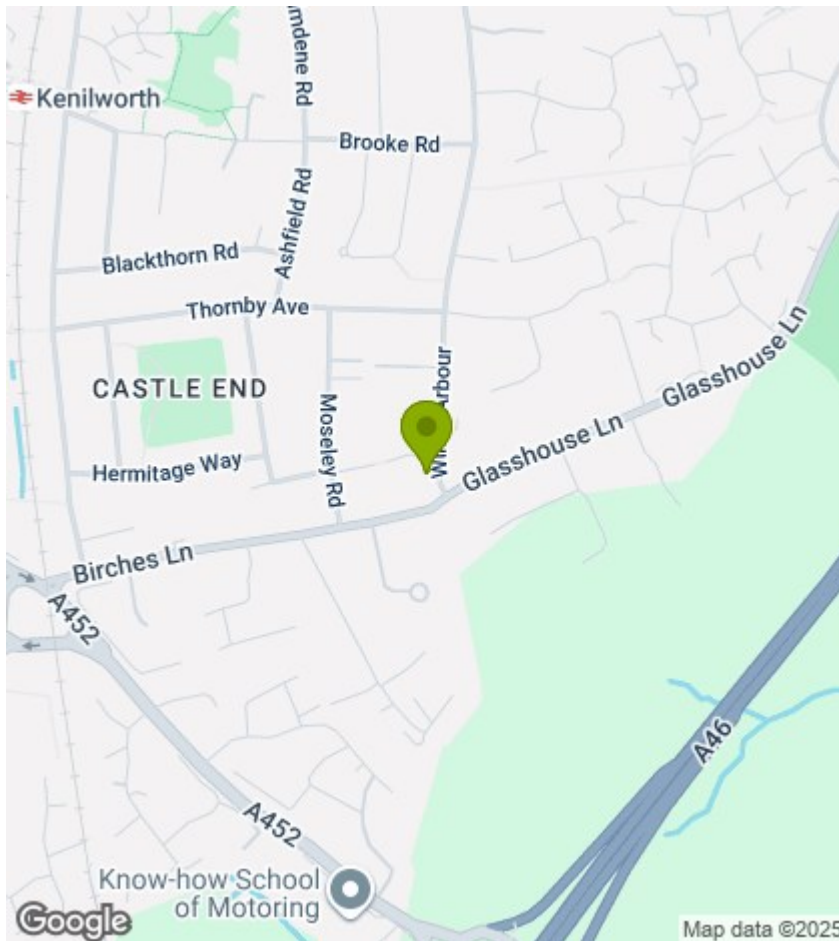
The property is freehold

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.

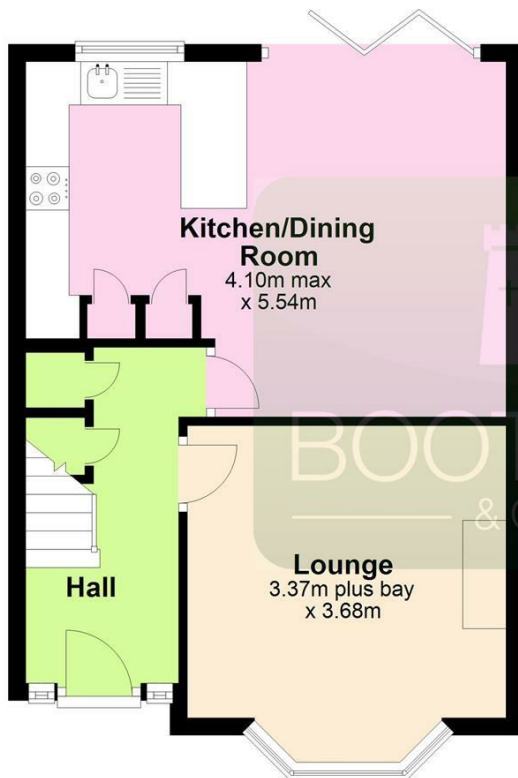
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 41.5 sq. metres



First Floor

Approx. 41.9 sq. metres



Total area: approx. 83.4 sq. metres