



Inchbrook Road, Kenilworth

Offers In Excess Of £650,000

- Stunning Detached True Bungalow
- Open Plan Lounge And Fitted Kitchen
- Zoned Underfloor Heating And Double Glazing Throughout
- Extensive Driveway, Single Garage & EV Charge Point
- Offered For Sale With No Onward Chain
- Three Well Proportioned Bedrooms With Air Conditioning
- EPC Rating C - 71
- Fabulous Bedroom Suite With En-Suite And Hot Tub Room
- Generous Patio And Terraced Rear Garden
- Viewing Is Highly Recommended

Inchbrook Road, Kenilworth CV8 2EW

A superbly modernised three-bedroom bungalow on the sought-after Inchbrook Road, offered with no onward chain. Featuring an open plan lounge and stylish fitted kitchen, the home boasts quality fittings throughout, underfloor heating, and air conditioning in the bedrooms. The main bedroom includes a luxury ensuite and a private hot tub room. Set on a generous plot with a large terrace and beautifully landscaped gardens, this is a ready-to-move-into home combining comfort and contemporary living.



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C

Council Tax Band: E



The Property

Offered with no onward chain, this fully modernised and beautifully appointed true bungalow occupies a prime position on one of Kenilworth's most desirable roads. The property has been thoughtfully renovated throughout with quality fittings, underfloor heating, and air conditioning in all bedrooms, creating a stylish and energy-efficient home.

A welcoming porch opens into a spacious central hallway, leading to the heart of the property – a stunning open-plan lounge with bi-folding doors seamlessly connecting to the rear patio. The lounge flows into a bespoke Shaker-style kitchen, complete with range oven and generous storage – ideal for contemporary living and entertaining.

There are three generously sized bedrooms, each with built-in wardrobes and air conditioning. The main bedroom suite is a standout feature, benefitting from high-quality fitted furniture, a luxurious en suite bathroom, and an adjoining hot tub room with twin bi-folding doors opening onto the raised terrace – the ultimate space to relax and unwind.

A stylish walk-in family shower room completes the internal accommodation.

Outside, the property features a block-paved driveway providing ample parking and leading to the integral garage. The rear garden has been beautifully landscaped with a tiered design, a large raised patio with glass balustrade, offering a private and impressive outdoor space perfect for entertaining. This is a rare opportunity to acquire a high-specification bungalow in a sought-after location, ideal for downsizers or those seeking luxury single-level living. Early viewing is highly recommended

Porch

Entered through a composite door and having a further door into the central hallway.

Central Hallway

Pull down ladder into the generous boarded and heated loft, storage cupboard and all doors off to:

Open Plan Lounge

15'10" x 12'1"

Having bi-folding doors and opening into the fitted kitchen.

Fitted Kitchen

19'2" x 9'0"

Fitted with a range of white fronted shaker style units. The base units have a stone effect counter with an inset sink unit set beneath the window onto the side. Five burner range oven with an extractor over and space for a washing machine and tumble dryer. Tiling to splashbacks and a door into the utility room.

Utility

With pantry, condensing boiler and door onto the side entrance.

Principal Bedroom

17'7" x 15'6"

Fitted with a range of bedroom furniture that includes a bank of wardrobes, chest of drawers and bedside cabinets. Air conditioning unit and doors off to:

En Suite Bathroom

Fitted with a white suite that comprises a Kaldewei steel bath,

pedestal wash hand basin and a close coupled WC. Tiling to floor and full height to the walls. Heated rail and a frosted window.

Hot Tub Room

9'8" x 13'6"

Access through sliding doors from the bedroom and having twin bi-folding doors onto the rear terrace. Tiled flooring and a heated towel rail. The Highlife Vanguard hot tub is included in the sale.

Bedroom Two

9'8" x 12'9"

Window to the fore, air conditioning unit and a built in wardrobe.

Bedroom Three

9'8" x 8'1"

Window to the fore, wardrobe and an air conditioning unit.

Shower Room

With a walk in shower, close coupled WC and a pedestal wash hand basin. Fully tiled to floor and ceiling, heated towel rail and a frosted window.

Garage

12'9" x 9'0"

With up and over door, power and lighting .

Rear Terrace

The tiled terrace has a retaining wall, glass balustrade and steps down to the formal lawns. It has coach lighting, outside tap and power.

Rear Garden

The terraced garden has two formal lawns with stocked borders. It is enclosed with panelled fencing and has side pedestrian access.

Driveway

The property is set behind a large block paved driveway that provides hardstanding for a number of vehicles. There is also an EV charging point to the side of the property.

Tenure

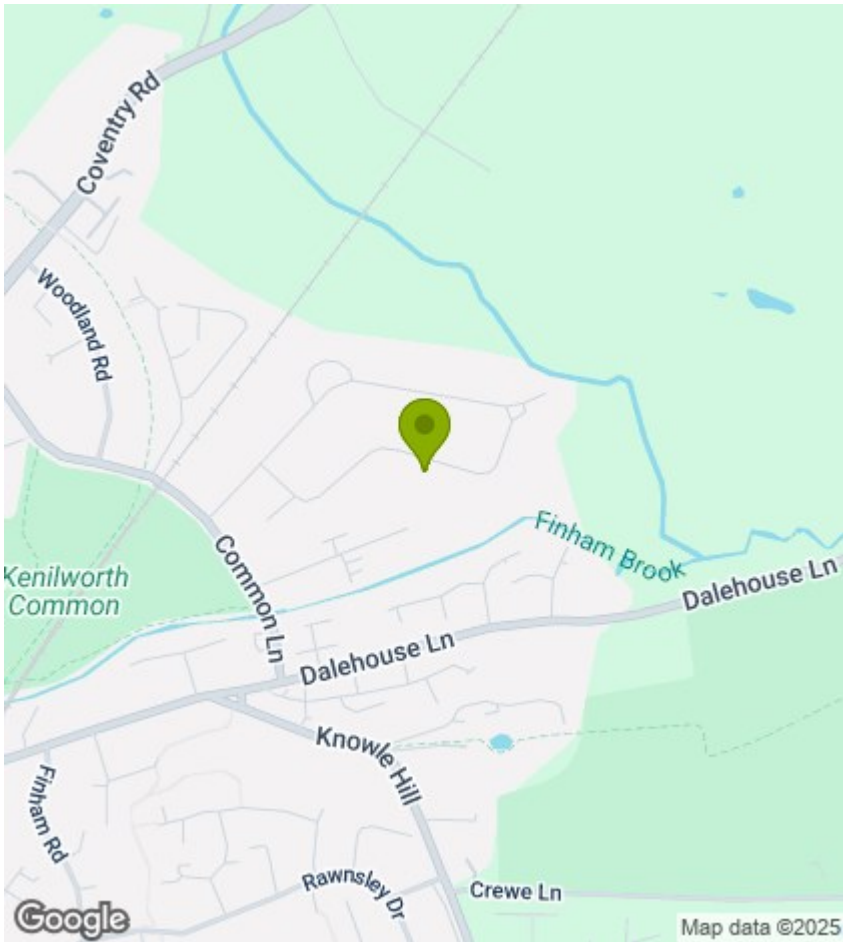
The property is freehold

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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

