



## Frythe Close, Kenilworth

Offers Over £450,000

- Three Bedroom Detached House With No Onward Chain
- Fitted Kitchen With Appliances
- Detached Garage And Driveway
- Three Well Proportioned Bedrooms
- Decked Rear Garden And Far Reaching Views
- Two Generous Reception Rooms
- EPC Rating C -69
- Attractive Cul De Sac Location
- Family Bathroom And En Suite Shower Room
- Warwick District Council Tax Band E

# Frythe Close, Kenilworth, CV8 2SY

A three bedroom detached house located on this attractive corner plot in this desirable cul-de-sac and only a short distance from Kenilworth Secondary School. Having been redecorated throughout the gas centrally heated and double glazed property comprises an L-shaped hallway with cloakroom off, lounge with brick fireplace and a separate dining room. The kitchen is fitted and includes appliance. On the first floor are three well proportioned bedrooms, en suite shower room and further family bathroom. Outside is a decked rear garden that enjoys far reaching views and an open plan fore garden. There is a direct driveway that leads to a detached brick built garage. Viewing is recommended to appreciate the size and location of this family home.

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Council Tax Band: E



### **APPROACH**

The property is approached across a paved pathway that is flanked by open plan formal lawns. Accessed through an obscure door that leads into the entrance hallway

### **HALLWAY**

Radiator, dogleg staircase rises to the first floor landing with cupboard beneath and all doors off to

### **CLOAKROOM**

With a close coupled wc and wash hand basin. Tiled splashbacks, window to the side and a radiator.

### **LOUNGE**

4.88 x 4.29 (16'0" x 14'1")

With two windows to the fore, radiator and a brick fireplace with a tiled hearth and wood mantel.

### **DINING ROOM**

3.38 x 3.34 (11'1" x 10'11")

Sliding patio doors onto the rear decking and a radiator.

### **FITTED KITCHEN**

3.43 x 3.32 (11'3" x 10'11")

Fitted with a range of hand painted wall and base units. The base units have a wood block effect roll topped worksurface over with an inset single drainer stainless steel sink unit set beneath the window with far reaching views. Tiling to splashbacks. Built in electric oven with a four ring gas hob and extractor canopy over. Washing machine, fridge freezer, tiling to splashbacks and a double and triple wall mounted unit to one wall. Radiator and a door onto the deck.

### **LANDING**

Window on the turn, radiator and doors to

### **BEDROOM ONE**

4.82 x 3.75 (15'10" x 12'4")

With twin windows to the fore, radiator and built in wardrobes to one wall and a door into the en-suite shower room.

### **EN SUITE SHOWER ROOM**

Fitted with a corner shower cubicle with a thermostatic shower, pedestal wash hand basin and a close coupled wc. Heated towel rail and a window to the side.

### **BEDROOM TWO**

3.38 x 3.35 (11'1" x 11'0")

Window to the rear with far reaching views, radiator beneath and a built in wardrobe with matching dressing table

### **BEDROOM THREE**

3.45 x 2.71 (11'4" x 8'11")

Window to the rear with a radiator beneath, access to loft void, built in double wardrobe and an airing cupboard.

### **BATHROOM**

Fitted with a white suite that comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Complimentary tiling to splash backs, radiator and a double glazed window to the fore.

### **DRIVEWAY**

Offering hardstanding for one vehicle and leading to the detached brick garage.

### **DETACHED GARAGE**

5.35 x 3.05 (17'7" x 10'0")

With up and over door, power and lighting laid on, window and a communicating door onto the decked patio.

### **DECKED PATIO**

The rear garden has a side gated access that leads onto the decked garden that enjoys views across rooftops.

### **TENURE**

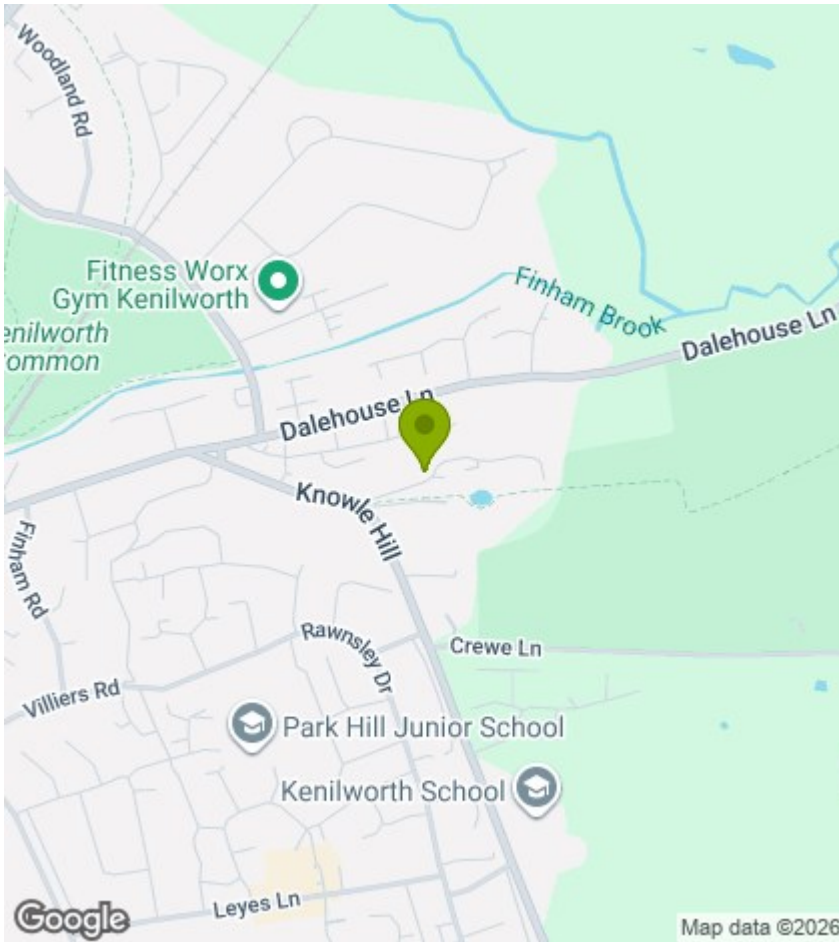
The property is freehold

### **SERVICES**

All mains services are provided

### **FIXTURES AND FITTINGS**

All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

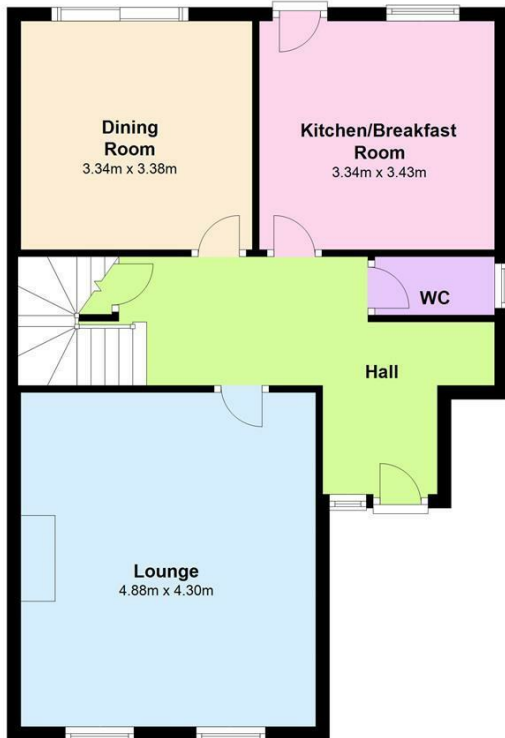
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

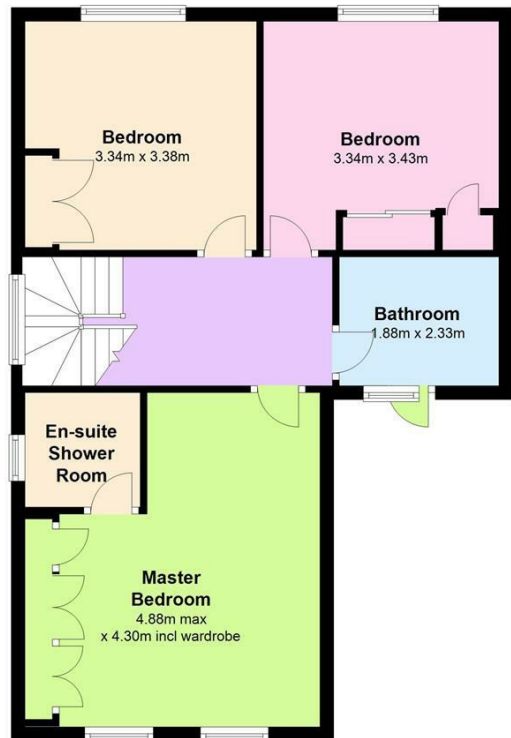
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 60.9 sq. metres



**First Floor**  
Approx. 58.1 sq. metres



Total area: approx. 119.0 sq. metres