



## Turton Way, Kenilworth

Guide Price £325,000

- Three Bedroom Semi-detached House
- Living Room
- Refitted Dining Kitchen
- Three Bedroom- 1 Double
- Garage, Driveway Parking And Private Rear Garden
- Spacious Enclosed Porch
- Energy Rating C - 72
- Conservatory
- Newly Refurbished Three Piece Bathroom
- Warwick District Council Tax Band D

# Turton Way, Kenilworth, CV8 2RT

A popular three-bedroom semi-detached house located on the Knights Meadow estate, positioned in a quiet cul-de-sac with no onward chain. The property features a newly refurbished dining kitchen and bathroom, along with a complete redecoration and new flooring throughout, making it ready for immediate occupancy.

Ideally situated within walking distance of the Ofsted outstanding Kenilworth Secondary School and within the catchment area for Three Thorns/Park Hill primary schools, the property comprises an enclosed porch, a living room, a refurbished dining kitchen with included appliances, a conservatory, a garage, and a private rear garden. On the first floor, there are three bedrooms, including one double, and a newly refurbished bathroom featuring a three-piece suite with a shower. The property benefits from mostly double glazing and modern gas-fired central heating. Early viewing is advised.



Council Tax Band: D



## Approach

A paved driveway made of Cotswold stone leads to the front of the property, which features an inset lawn.

## Porch

1.65m x 1.34m (5'4" x 4'4")

Featuring a dark wood grain effect, the UPVC door has a double glazed window at the front, LED ceiling light, and wood laminate flooring, with a matching internal wood grain effect UPVC door leading into the room.

## Living Room

4.20m x 4.00m (13'9" x 13'1")

With a front-facing window, there is a radiator, new wood laminate flooring, telephone and TV points, and stairs leading to the first floor. A paneled and glazed door with a matching sidelight opens into the

## Kitchen

4.20m x 3.20m (13'9" x 10'5")

The newly completed kitchen features matching Magnet sage wood grain effect base and wall units, rounded edge work surfaces, and a stainless steel sink with a chrome mixer tap. It includes brick and bond style ceramic tile splashback, an integrated Bosch fan-assisted oven and grill, a Bosch induction hob, and an AEG extractor hood. A large upright fridge freezer and an Indesit washing machine are also part of the sale. The flooring is porcelain tiles, and there is a window overlooking the conservatory. A cupboard conceals the Vaillant combination boiler, which services the hot water and central heating, along with a remote central heating thermostat.

## Dining Area

With a continuation of the porcelain tiles, there is a radiator, a useful under-stairs storage cupboard with light, and space for a breakfast or dining table, along with a secondary glazed window and a double-glazed door leading into the

## Conservatory

4.20m x 2.65m (13'9" x 8'8")

Featuring a pitched sun-reflective glazed roof, UPVC windows, and matching French doors that overlook the rear garden, this space also includes wood laminate flooring, a radiator, and a door leading to the garage.

## First Floor Landing

With a matching bannister rail and spindles, new carpeting, a ceiling light, a smoke alarm, access to the insulated roof space, and a doors to

## Double Bedroom One

4.21m x 3.53m (13'9" x 11'6")

Featuring a window to the front, a radiator, a ceiling light, new carpeting, and a large built-in walk-in wardrobe with hanging space and a shelf above, there is also additional storage in the form of a former airing cupboard with slatted shelving.

## Bedroom Two

2.35m x 2.91 (7'8" x 9'6")

The room features a window at the rear, a radiator, a ceiling light, and new carpeting.

## Bedroom Three

2.20m x 1.96m (7'2" x 6'5")

With a window to rear, radiator and, ceiling light.

## Bathroom

2.35m x 1.41m (7'8" x 4'7")

With a newly fitted three piece white suite with low level w.c, vanity wash hand basin with chrome mixer tap and cupboard below, paneled bath with central chrome mixer tap and shower attachment over bath, mirrored vanity cabinet, heated towel rail, matching porcelain tiles to walls and floor, ceiling light, extractor fan, opaque window to side.

## Garage

2.44m x 5.05m (8'0" x 16'6")

With a metal up-and-over door at the front, power and light connected, a door leading to the conservatory, and a rear window, there is plumbing for a washing machine and a water connection.

## Rear Garden

Enclosed by perimeter fencing, the area features a central lawn, a raised railway sleeper planter, a circular patio, and gravel edging, along with an outside courtesy light.

## Tenure

The property is freehold

## Services

All mains services are connected.  
obile coverage

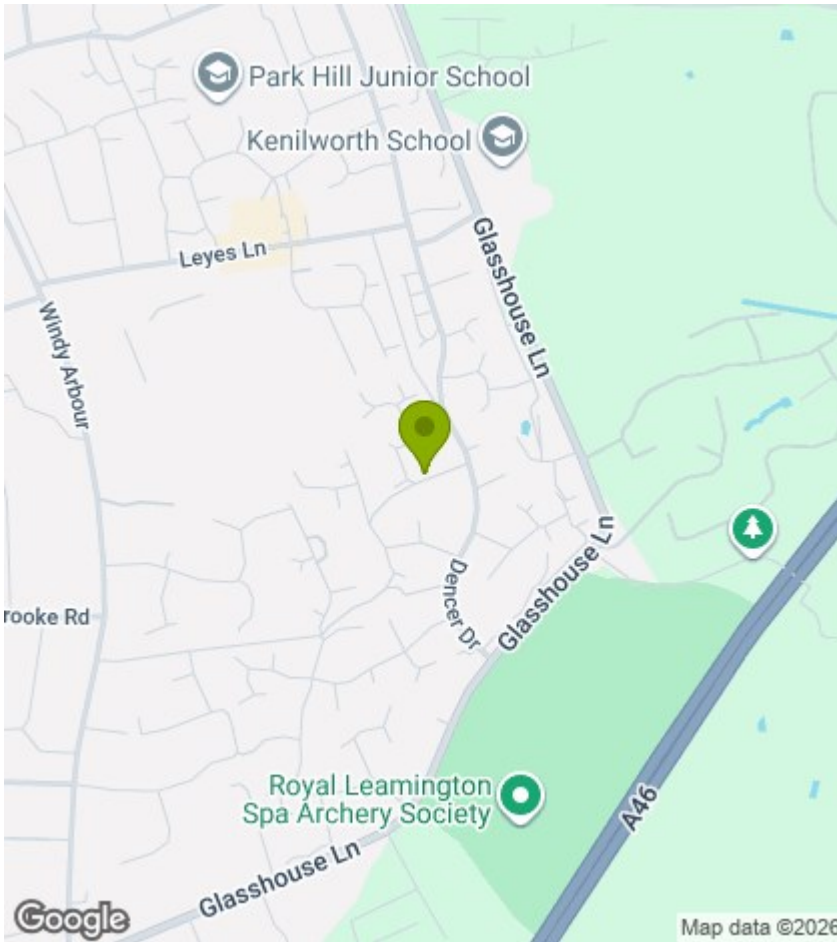
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
1 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		72	
(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	



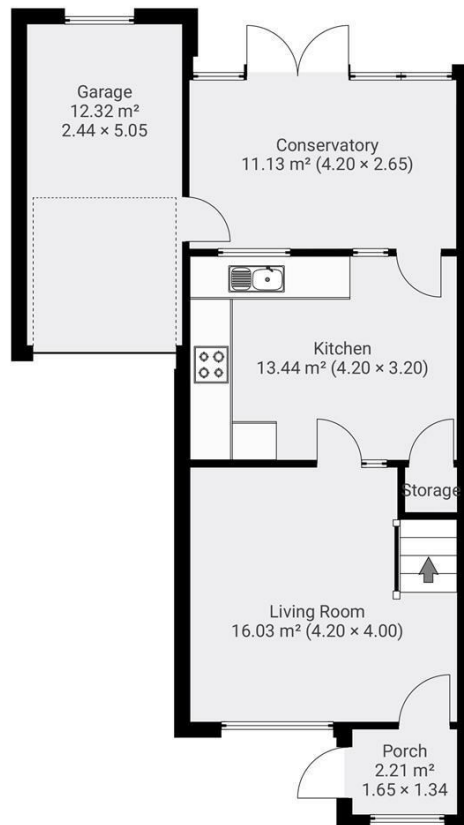
DETAILS  
Total area: 84.40 m<sup>2</sup>  
908.47 sq.ft



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. Estateam accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estateam is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estateam.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:78

### ▼ Ground Floor TOTAL AREA: 55.68 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 28.72 m<sup>2</sup>

