



## Frythe Close, Kenilworth

Offers Over £489,950

- Stylish Quality Three Bedroom Detached Bungalow
- Dining Conservatory
- Modern Fitted Kitchen
- Refitted Bathroom & Ensuite
- Large Lawned Fore Garden & Driveway Parking
- Living Room with Feature Stove
- Energy Rating D
- Three Bedrooms
- Attractive South Facing rear Garden Not Overlooked
- Warwick District Council Tax Band E

# 40 Frythe Close, Kenilworth CV8 2SY

This charming and well-presented bungalow has been thoughtfully refitted and extended, located in a desirable cul-de-sac off Knowle Hill. It enjoys a convenient position on the outskirts of the town centre, within walking distance of the new Kenilworth secondary school, and provides easy access to the university and the A46, connecting to Coventry, Leamington Spa, Stratford-upon-Avon, and the motorway network.

An internal viewing is highly recommended to fully appreciate the high-quality accommodation, which features gas central heating and double glazing, along with beautiful décor, flooring, and carpets throughout. The lounge includes a remote-controlled gas stove set in a recessed fireplace, while a double-glazed conservatory, currently utilised as a dining room, overlooks the sunny south-facing garden.

The kitchen, bathroom, and en suite are all modern, equipped with stylish fittings that enhance their appeal. The property also boasts a contemporary boiler featuring a Hive control system and a new pressurised hot water cylinder. Viewing is essential!



Council Tax Band: E



## Entrance

Recessed front door with matching glazed side screen with inset letter box, outside water tap, leading into

## Reception Hall

With laminate flooring and inset matting, built-in storage cupboards with space for a tumble dryer and storage, built-in boiler cupboard with a Vaillant ecomax condensing gas-fired boiler, and airing shelves

## Kitchen

11'1" x 9'4"

Refitted in contemporary style with ample base and wall cupboards with under LED unit lighting, drawers and pan drawers, integrated 4 plate gas hob with illuminated cooker hood above and ceramic tiled splash back, new integrated oven and grill, integrated dishwasher, new integrated washer dryer, fridge and freezer, solid wood work surfaces with double bowl ceramic sink unit with central mixer tap, window to front elevation. Laminate flooring, down lights, fitted open shelving.

## Lounge

16'2" x 11'6"

Chimney breast with painted mantel surround and inset Gazco remote control cast iron gas log effect fire, window to front elevation, 2 wall lights, TV aerial position, French doors open to

## Conservatory

10'7" x 11'7"

Double glazed full height windows to two side with central French doors to garden. Delightful south facing rear aspect over the private rear garden. Pavilion roof with full range of retractable roof blinds and centre light, two sides fitted with downlighting, feature wall.

## Bedroom One

9'1" x 9'2"

Fitted 3 door wardrobe, window to front and discreet metres and fuse box. Feature colour-changing LED and remote control. TV aerial point and door from

## Ensuite

This bathroom is superbly fitted with a corner shower cubicle that features a mains-fed rain head shower as well as a hand-held shower attachment. It includes vanity cupboards with an inset washbasin, a recessed low-level WC, and two wall lights. The space is adorned with ceramic tiling and downlights, and it also has a vertical towel warmer radiator. Additional features include an extractor fan and light, as well as access to a boarded and insulated loft with a retractable ladder with new water tank, complete with fitted sockets and lights.

## Bedroom Two

12'4" x 11'2"

Window overlooking the rear garden, currently used as a study with a feature wall.

## Bedroom Three

10'4" x 7'6"

Window overlooking the rear garden, 5 door fitted wardrobes to one wall with fitted drawers. TV aerial point.

## Bathroom

Refitted with a white suite with panelled bath with waterfall mixer tap with mains fed shower having rain head shower head and hand held shower fitting with glazed shower screen, vanity unit with recessed wash hand basin, recessed low level W C, fitted mirror with light over, low level towel warmer radiator, ceramic tiling with decorative insets, window to rear elevation.

## Outside

The bungalow is located in a lovely area of Frythe Close, surrounded by houses, bungalows, and apartments within this private community.

## Front

To the front of the bungalow is a large fore garden laid to lawn with a double length side driveway with off-road car parking and adjoining paved pathway leading to the front door and running to the front of the bungalow to the side.

## Rear Garden

The south-facing rear garden is private and easy to maintain. It features a rear patio, a raised lawn bordered by a retaining wall with flower beds, and is fully enclosed by mature fencing and hedging, ensuring privacy from the rear. Directly behind the conservatory, there is a stunning magnolia tree that adds vibrant color to the space. Additionally, there is side access leading to an insulated workshop equipped with power and lighting, courtesy lighting, and outdoor electric sockets.

## Tenure

The property is freehold.

## Services

all mains services are connected;  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

105 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

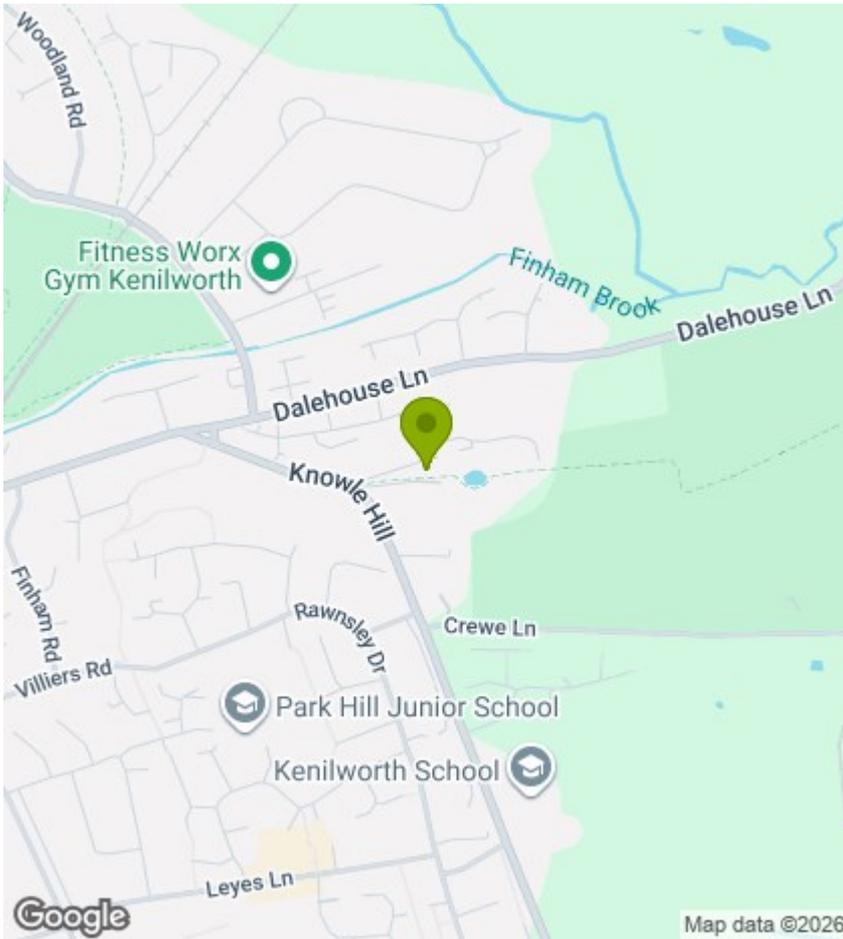
BT

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) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 92.4 sq. metres



Total area: approx. 92.4 sq. metres