



## Framlingham Grove, Kenilworth

Offers Over £435,000

- Extended Three Bedroom Semi Detached House
- Extended Porch & Hallway
- Downstairs Shower Room
- Large Extended Family Kitchen With Bi-Folds
- Private Rear Garden, Garage & Driveway Parking
- For Sale With No Onward Chain
- Living Room
- Energy Rating C - 76
- Family Bathroom
- Warwick District Council Tax Band D

# Framlingham Grove, Kenilworth, CV8 2PS

This thoughtfully extended three-bedroom semi-detached house is located in a quiet cul-de-sac off Rawnsley Drive. It is ideally situated for Kenilworth Secondary School and falls within the catchment area for Thorns and Park Hill Schools.

The recently remodelled and extended property features a stylish composite grey entrance door leading to an enclosed porch and hallway. The ground floor includes a living room, a refitted downstairs shower room, and an extended family dining kitchen, complete with grey aluminium bi-fold doors.

On the first floor, you'll find a landing that leads to three bedrooms, two of which are doubles, as well as a refitted family bathroom with a shower. Additional highlights include an integral single garage, a sunny enclosed rear garden, and driveway parking for three cars. The property also benefits from modern gas-fired central heating and double glazing.

Viewing is essential to fully appreciate this lovely home.



Council Tax Band: D



### **Hallway**

Extended porch with frosted windows, radiator, stairs to the first floor landing , door into the garage and door into the lounge.

### **Lounge**

Window to the fore with a radiator beneath, understairs storage cupboard and double doors into the dining kitchen.

### **Dining Kitchen**

The kitchen is comprehensively fitted with contrasting wall and base units in white and slate grey. The base units have a thin counter top with a composite sink with Quooker tap and a Rangemaster five burner oven with twin ovens and an extractor canopy. Combination microwave and a built in dishwasher and American fridge freezer. Central to the kitchen is the island with pan drawers and larder. Breakfast bar and spice rack. Tiling to splashbacks and bi folding doors onto the rear garden and patio. Karndean flooring throughout the kitchen and dining room, skylight windows and twin radiators.

### **Shower Room**

Having a walk in shower with thermostatic shower, vanity wash hand basin and a close-coupled WC. Heated towel rail and frosted window to the side.

### **Landing**

Having window on the turn. Pull down ladder to the boarded loft void. All doors off to:

### **Bedroom One**

Having a window to the fore with a radiator beneath and built in wardrobes.

### **Bedroom Two**

Window to the rear with a radiator beneath and a large cupboard.

### **Bedroom Three**

Window to the fore and a radiator to side with built in wardrobe

### **Bathroom**

Refitted with a white suite that comprises a panelled bath with thermostatic shower and screen. Vanity wash

hand basin and a concealed cistern wc. Tiling to full height to splashbacks and floor. Chrome heated towel rail and a frosted window to the rear.

### **Rear Garden**

Having a generous patio leading off the property that leads into the formal lawn with mature shrub borders. Enclosed with panelled fencing.

### **Garage**

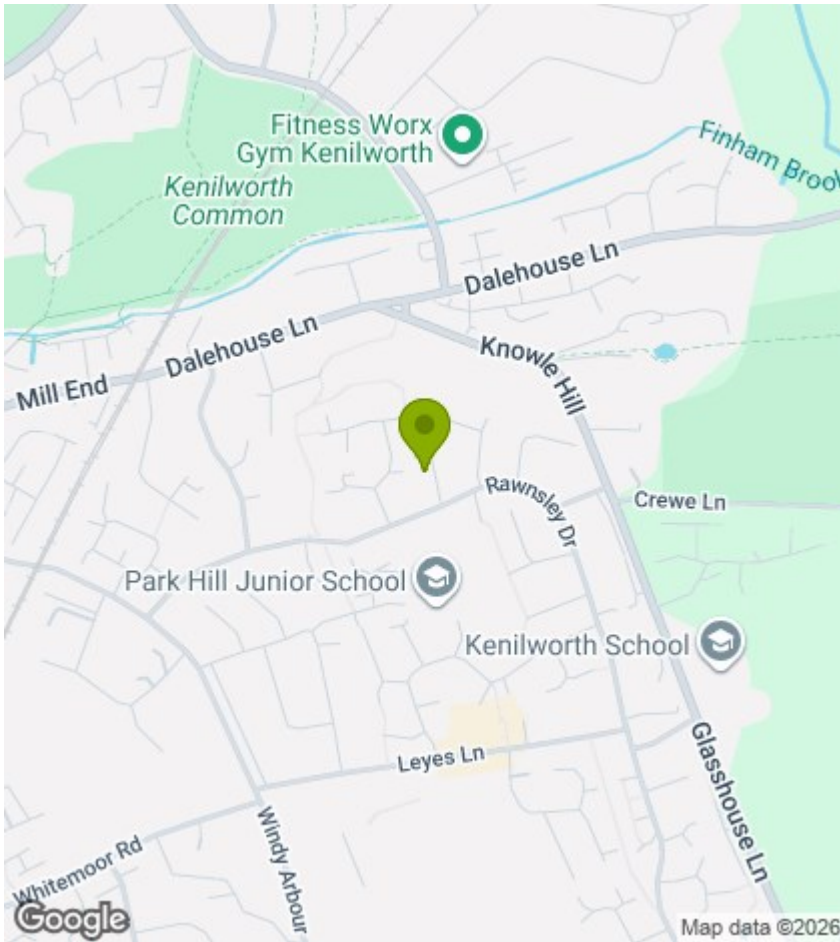
Electric roller door, plumbing for automatic washing machine and an Ideal condensing boiler. Upvc door into the garden.

### **Tenure**

The property is freehold.

### **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			87
(69-80) C		76	
(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	



Total area: approx. 108.7 sq. metres