



## Dalehouse Lane, Kenilworth. Warwickshire. CV8 2HW

£425,000

- Traditional Double Bayed Semi-Detached House
- New Gas Central Heating And Double Glazing
- Extensive Rear Garden, Raised Deck And Patio
- Refitted Bathroom And G/F Cloakroom
- For Sale With No Onward Chain
- Renovated Throughout And Extended
- EPC Rating C - 71
- Three Bedrooms
- Front Driveway And Hardstanding
- Warwick District Council Tax Band D

# Dalehouse Lane, Kenilworth, CV8 2HW

A beautifully refurbished traditional double bay-fronted semi-detached home, offered for sale with no onward chain and backing directly onto the Kenilworth Greenway.

This extended family home benefits from double glazing, newly installed central heating and complete rewiring, together with a stunning open-plan slate grey kitchen and family room featuring integrated appliances. The accommodation also includes a ground floor cloakroom, three bedrooms and a stylish refitted bathroom.

Outside, there is driveway parking for two vehicles and an exceptional rear garden with raised decked entertaining area, sunken patio and formal lawns extending to the Greenway.

A superb turnkey home in a highly sought-after location, certain to attract considerable interest.



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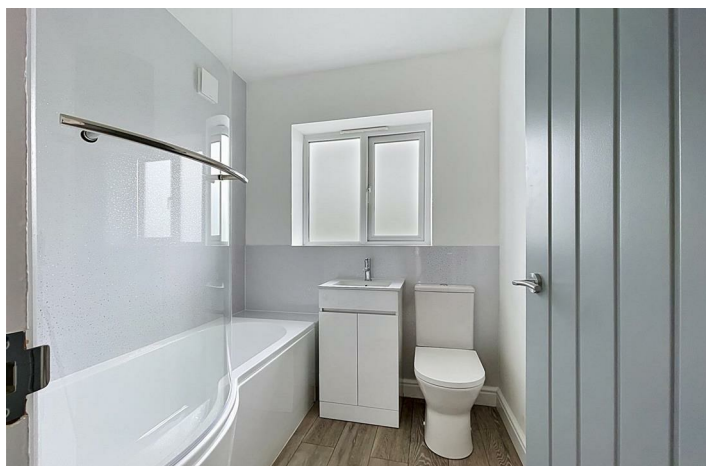


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C - 71

Council Tax Band: D



## The Property

A beautifully presented traditional double bay-fronted semi-detached home, offered for sale with no onward chain and occupying a highly sought-after position on Dalehouse Lane, backing directly onto the Kenilworth Greenway.

Having been thoughtfully extended and comprehensively refurbished, this superb family home combines period character with contemporary living. The property benefits from double glazing, a newly installed gas central heating system and has been completely rewired, allowing a purchaser to move straight in and enjoy the accommodation without the need for further expenditure.

The heart of the home is undoubtedly the stunning open-plan kitchen and family room, fitted with an attractive range of contemporary slate grey units complemented by integrated appliances and designed to create an exceptional space for both everyday family life and entertaining. The ground floor also benefits from a cloakroom/WC.

To the first floor are three well-proportioned bedrooms together with a beautifully refitted family bathroom finished to a high standard.

Outside, the property offers off-road parking for two vehicles to the front. To the rear is a truly outstanding garden, thoughtfully landscaped to provide a raised decked entertaining terrace, a further sunken patio area and expansive formal lawns. Beyond the garden is the Kenilworth Greenway, creating a wonderful backdrop and offering delightful walks and cycling routes quite literally on your doorstep.

Rarely does a home combine such character, presentation, location and outdoor space so successfully. A true gem of a property that is certain to generate significant interest, and viewing is strongly recommended.

## Approach

You approach the house across a tarmac driveway that provides hardstanding. In addition there is also a hardcore parking bay beneath the front bay window. There is a recessed porch with the original door and side light windows that lead into the hallway.

## Entrance Hallway

With a staircase to the first floor landing, laminate flooring, radiator and doors off to:

## Cloakroom

Having a concealed cistern wc, vanity wash hand basin and a frosted window.

## Front Lounge

4.21m x 3.78m (13'9" x 12'4")

Bay window to the fore with a radiator beneath.

## Kitchen/Family Room

4.26m x 6.81 (13'11" x 22'4")

The kitchen is comprehensively fitted with a stylish range of slate grey wall and base units, complemented by marble-effect work surfaces and tiled splashbacks. A stainless steel inset sink with mixer tap is positioned beneath the rear-facing window, overlooking the garden. Integrated appliances include an electric oven, induction hob with extractor canopy over, dishwasher and fridge freezer. A dividing peninsula provides a subtle separation between the kitchen and family area, creating an ideal space for both everyday living and entertaining. The family area enjoys patio doors opening onto the rear decking and garden, while a useful cupboard houses the gas-fired central heating boiler.

## Landing

Window on the turn, access to the loft void and doors off to:

## Bathroom

1.90m x 1.90m (6'2" x 6'2")

With a P-shaped bath with thermostatic shower and screen, vanity wash hand basin and a close coupled wc. Heated towel rail, frosted window and downlighters.

## Bedroom One

3.17m x 3.15m (10'4" x 10'4")

Bay window to the fore with a radiator beneath.

## Bedroom Two

3.35m x 3.19m (10'11" x 10'5")

Window to the rear with a radiator beneath.

## Bedroom Three

2.20m x 2.05m (7'2" x 6'8")

Window to the fore with a radiator beneath.

## Decked Patio

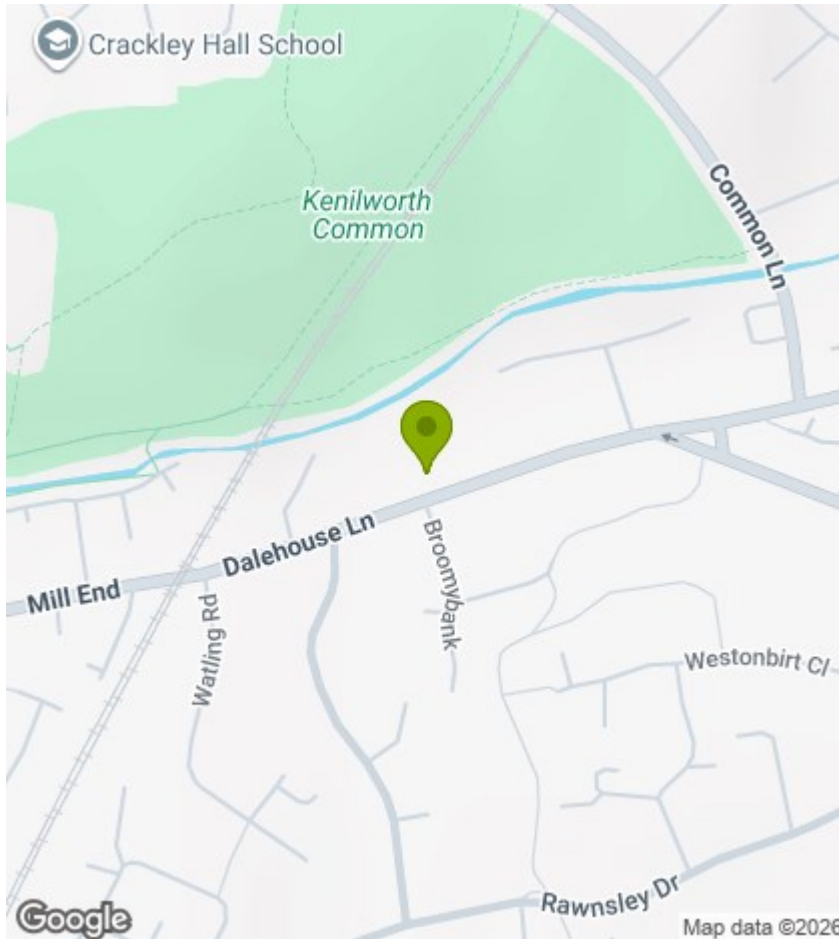
Leading off the family room the decking has a balustrade and steps down to a further patio and a hardcore based is provided to locate a timber shed.

## Rear Garden

The extensive rear garden is mainly laid to lawn and backs onto Kenilworth Greenway. There is side gated access.

## Tenure

The property is freehold.



## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (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 |           |

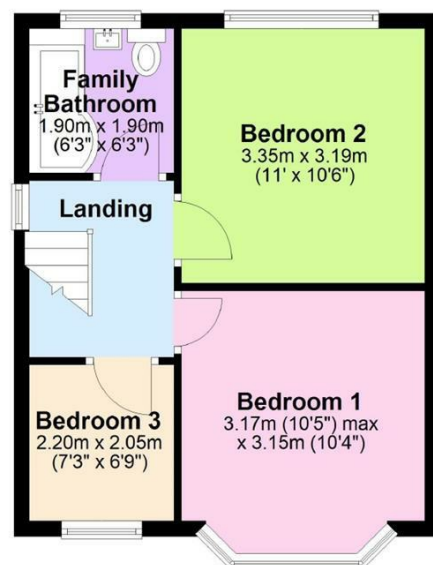
### Ground Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 sq. feet)