



The Wardens, Kenilworth

£795,000

- Four Bedroom Detached House
- EPC Rating - C
- Exclusive Cul-De-Sac Location
- Close To New Kenilworth School
- Recently Refitted Bathroom & En-suite
- Detached Double Garage & Driveway
- Corner Plot
- Double Glazed & Gas Central Heating
- No Onward Chain
- Warwick District Council Tax Band G

The Wardens, Kenilworth, CV8 2UH

A four bedroom detached house occupying a corner plot within this highly regarded cul-de-sac. A short walk from the Kenilworth Secondary School & Sixth Form College. Benefitting a detached double width garage the house boasts a central hallway with cloakroom, generous reception rooms and a conservatory. The refitted kitchen has modern shakers style units and a utility area. On the first floor is a landing with window, airing cupboard and doors off to the four bedrooms. The principle bedroom boasts a refitted en-suite bathroom which is coupled with a further refitted family bathroom that completes the accommodation. Outside is a block paved driveway providing hardstanding for a number of vehicles and leading to the detached double garage with twin up and over doors. The fore garden has mature shrubs and hedging to the front boundary. The rear garden has a patio and is mainly laid to lawn with a mix of timber fence panel and brick wall enclosed boundaries. This property has no onward chain.



4



2



2



C - 77

Council Tax Band: G



Approach

Approached across a block paved driveway and pathway to the canopied porch with light and a composite door into the hallway.

Reception Hall

With contemporary floor to ceiling glazed side windows leading to a dogleg staircase rising to the first floor landing with an understairs storage cupboard. Radiator and all doors leading off to:

Cloakroom WC

The cloakroom has a concealed cistern w.c and a wall hung wash hand basin. Complimentary tiling and a radiator with opaque glazed window and coat rack.

Fitted Kitchen

The kitchen has been refitted with a range of shaker style units with brushed steel handles. The base units are contrasted by a dark timber affect counter with matching upstands. With an stainless steel sink unit set beneath the window to the rear. The five burner hob has a brushed steel extractor canopy and glass splashbacks. Pan drawers and an eye level fan assisted oven and further combination oven. LG American fridge/freezer with water dispenser. Dishwasher and wall mounted units with pelmet lighting beneath. The peninsula breakfast area five bar stools with patio doors to the rear and there is a utility area with vertical radiator, washing machine and dryer.

Lounge

The dual aspect lounge has a window to the front elevation and patio doors to the rear. The focal point is provided by a feature gas fire pebble fireplace with hearth and decorative timber surround Twin radiators.

Conservatory

With a tiled floor, dwarf brick wall and twin french doors onto the patio and garden. Vaulted self cleaning glass ceiling with Fantasia fan and AC unit.

Principal Bedroom

With a window to the fore with a radiator beneath. Fitted wardrobes to one wall and a door into the en-suite.

En-Suite

Having the benefit of recently being re-fitted there is a mains shower over bath with chrome fittings and shower screen, concealed cistern w.c and vanity wash hand basin. Karndean flooring and full height to the walls. Opaque window, chrome heated towel rail, illuminated and heated mirror and a shaver point.

Bedroom Two

Window to the rear with a radiator beneath. Fitted wardrobes to one wall.

Bedroom Three

Window to the rear, radiator and mirrored wardrobes fitted to one wall.

Bedroom Four

Family Bathroom

Fitted with a white suite that comprises a mains fed dual head shower over bath with shower screen, pedestal wash hand basin, close coupled w.c. ceramic tiling to splashbacks, Karndean flooring, heated chrome towel rail and a opaque glazed window to the front.

Rear Garden

Partially enclosed by walled boundaries the formal lawn has well stocked floral and shrub borders with stone patio.

Detached Double Garage

With twin up and over doors and power and lighting provided with good eaves storage and side timber door access.

Services

Mobile coverage

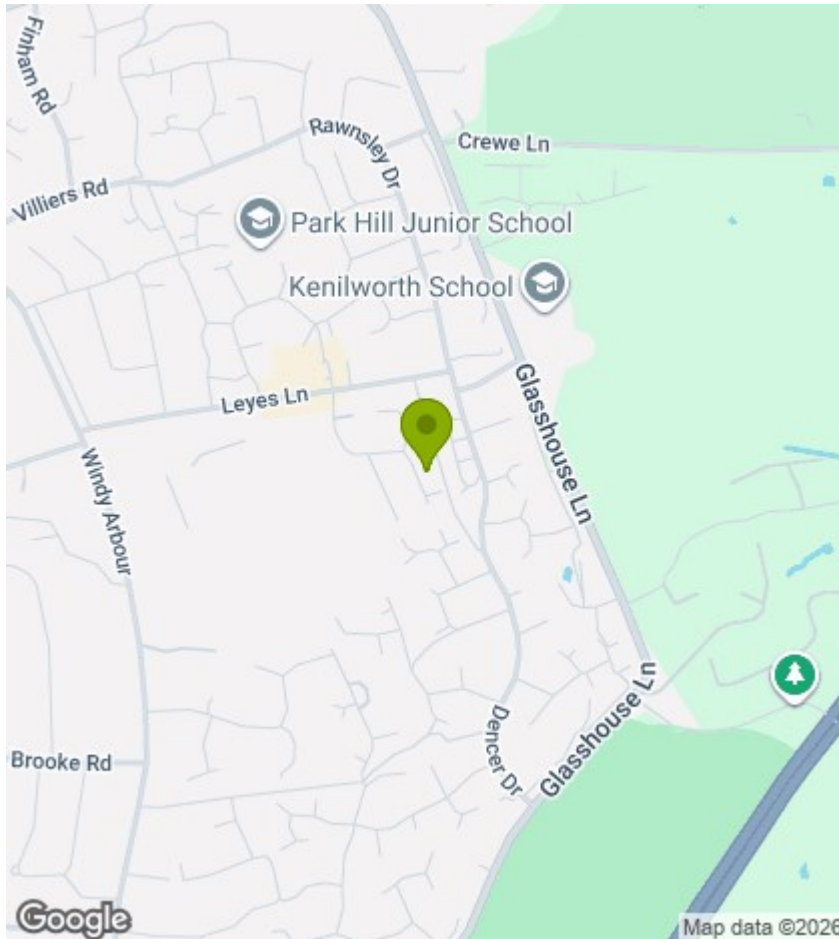
EE
Vodafone
Three
O2
Broadband

Basic
1 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures and 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.