BOOTHROYD
& Company

Parkyn Close, Kenilworth

Offers In The Region Of £549,950

- Modern Three Bedroom Detached House In A Prime Position Within Pavilions Development
- Reception Hall & Cloakroom W.C
- Dining/Kitchen With Quality Integrated Bosch & Siemens Appliances
- Three Good Bedrooms
- Private Garden, Driveway Parking & Garage With EV Charger
- Sold With No Onward Chain £20,000 Worth Of Upgraded Extras
- Energy Rating B - 83
- Living Room
- Bathroom & En-Suite
- Warwick District Council Tax Band E

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

A high-quality modern three bedroom detached house located in a prime position within the Pavilions development, close to the cricket outfields and away from both the main Warwick Road and railway line. This modern property has the benefit of around £20,000 of extra upgrades throughout with upgraded kitchen units, appliances and quartz work surfaces, Bosch & Siemens appliances, LED lighting, Karndean flooring and additional porcelain tiling to bathroom & en-suite, this property is presented in an immaculate as new finish.

The property comprises canopy side entrance, reception hall with cloakroom w.c, quality dining/breakfast kitchen with quartz work surfaces and quality integrated appliances, there is a separate utility room all with Karndean flooring. To the front is a spacious living room with bay window.

To the first floor there are three bedrooms, two of which are doubles, main bedroom with wardrobes and quality en-suite shower room as well as a separate three-piece bathroom. Outside a side tarmacadam drive with EV charger and a larger than average single garage. To the rear is a lawned rear garden with views towards the Cricket outfield. The property is offered for sale with no onward chain and internal viewing is advised.

3 2 2 B - 83 Council Tax Band: E

Approach
Over a tarmacadam pathway to an open step with a pitched tiled and timber porch with composite front door into the

Reception Hall
Karndean flooring with radiator, LED downlighters, mains smoke alarm, stairs rising to the first floor, door to

Cloakroom W.C
With Karndean flooring, a two piece white suite with low level w.c, pedestal wash basin, full width mirror, 18th edition wall mounted electric isolation unit, porcelain tiles to walls, extractor fan and ceiling light.

Living Room
4.10m x 5.47m (13'5" x 17'11")
With Karndean flooring, two radiators, LED downlighters and ceiling light, walk in double glazed bay window, two further double glazed window to either side, useful under stairs storage cupboard with fibre connection.

Kitchen/Dining
3.12m x 5.48m (10'2" x 17'11")
Kitchen area comprehensively fitted with a range of matching upgraded grey matt base and wall units with 30 mm quartz work surfaces with matching up-stands, one and a half bowl stainless steel sink with chrome mixer tap, integrated appliances to include Bosch single fan assisted oven and grill with four ring gas hob and illuminated extractor hood over, dishwasher, Siemens fridge/freezer, LED downlighters, Karndean flooring, opening to the dining area with double glazed window to side, three leaf bi folding doors, door to the

Utility
1.89 x 1.78 (6'2" x 5'10")
With a continuation of the base units with quartz effect square edged work surfaces with matching up-stands, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, radiator, wall mounted Ideal boiler servicing the hot water and central heating, door to side drive and ceiling light.

First Floor Landing
With double glazed window to side, matching white spindles and oak banister rail, radiator, mains smoke alarm, LED downlighters, access to insulated roof space door to

Double Bedroom One
3.36m x 5.51m (11'0" x 18'0")
A spacious double room with double glazed windows to three aspects, ceiling light, three LED downlighters into the dressing area with built in double wardrobe with hanging and shelf over, further radiator, door to

En-Suite
With a three piece white suite with low level w.c, wall hung half pedestal wash hand basin with large walk in shower enclosure with mains fed shower, chrome fittings and attachments, porcelain tiles to floor and walls, opaque double glazed window to side, heated chrome towel rail, extractor fan and LED downlighters.

Double Bedroom Two
3.59m x 3.17m (11'9" x 10'4")
With double glazed window to rear and side, radiator, built-in double wardrobe with hanging and shelf.

Bedroom Three
3.59 x 2.22 (11'9" x 7'3")
With double glazed window to rear with views across Kenilworth Cricket Club, radiator and ceiling light.

Bathroom
With a three-piece white suite with low level w.c, half pedestal wall hung wash hand basin, panelled bath with mains fed shower with chrome fittings and fitted shower screen, porcelain tiling to walls and floor, LED downlighters, extractor fan, opaque double glazed window to side.

Rear Garden
Enclosed by perimeter fencing and a brick garden wall with patio directly from the bi folding doors, side gate to the drive.

Garage
6.34 x 3.38 (20'9" x 11'1")
With metal up and over door to front with power and light connected, slightly larger than average garage with tarmacadam driveway and EV charger.

Front
To the front and side are inset boarders with box hedging.

Tenure
The property is freehold.

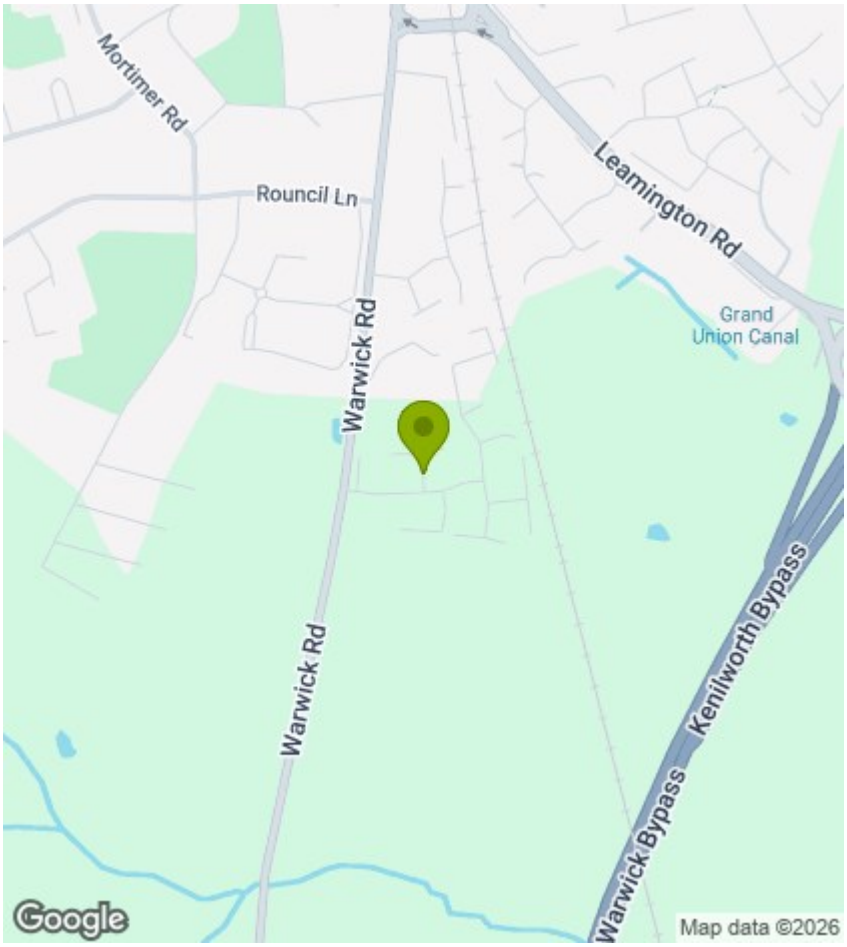
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
13 Mbps
Superfast
36 Mbps
Ultrafast
1800 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.

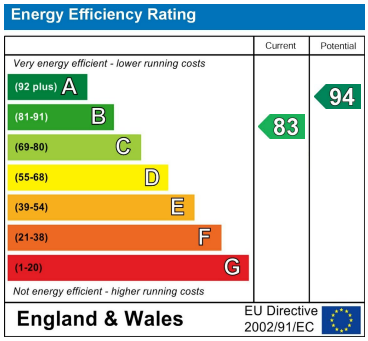


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

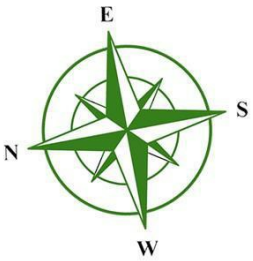
B



BOOTHROYD & Company

LOCATION
Parkyn Close

DETAILS
Total area: 118.60 m²
1276.59 sq.ft

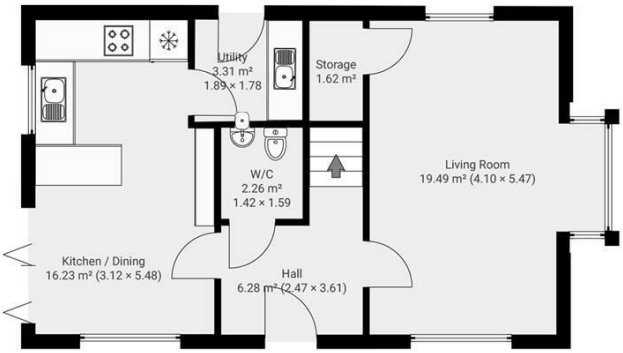


The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0 1 2 3 4m
1:117

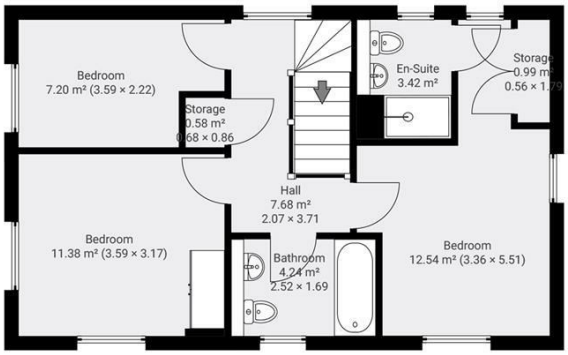
▼ Ground Floor

TOTAL AREA: 49.15 m²



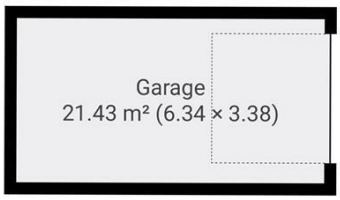
▼ 1st Floor

TOTAL AREA: 48.02 m²



▼ External

TOTAL AREA: 21.43 m²



19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk