BOOTHROYD
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Parkfield Drive, Kenilworth, CV8 2JJ

£499,950

- Stunning Three Bedroom Dormer Bungalow
- Lounge, Separate Dining Room & Conservatory
- Extended Fitted Breakfast Kitchen
- Gas Central Heating & Double Glazing
- Gardens To Three Sides And Garden Office
- Occupying An Enviable Corner Position
- EPC Rating C - 75
- Front Driveway Parking
- En Suite Shower Room & Ground Floor Bathroom
- Warwick District Council Tax Band D

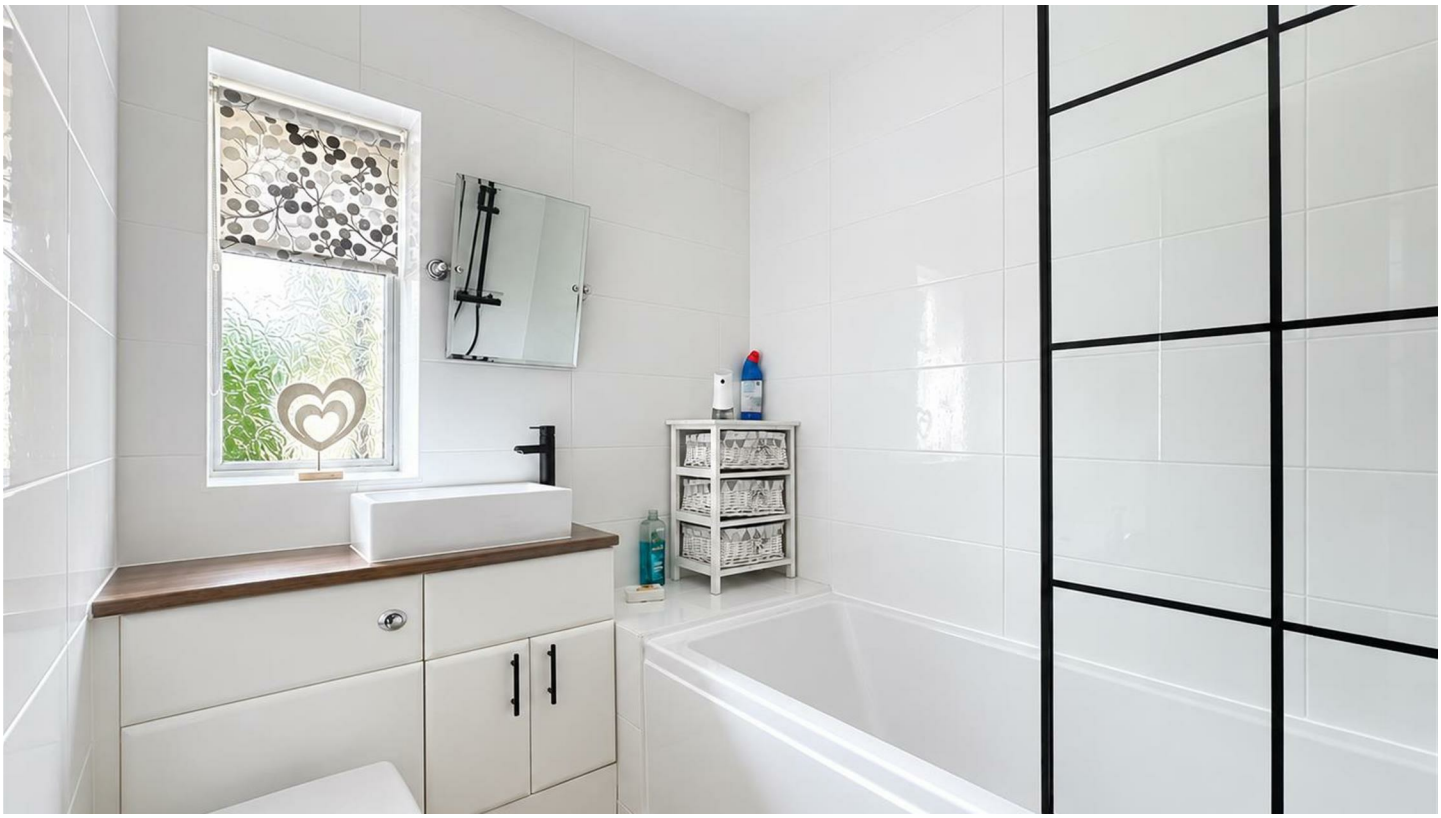
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A turnkey, extensively modernised and extended dormer bungalow, occupying an attractive corner plot and offering versatile accommodation arranged over two floors.
The property is approached via a tarmacadam driveway and opens into a welcoming entrance hallway. The ground floor provides a comfortable lounge, separate dining room and conservatory, together with a bedroom and fully tiled bathroom with rainfall shower.
The extended breakfast kitchen forms the heart of the home, fitted with a range of Shaker-style units, wood-block work surfaces and a central island with seating. Bi-folding doors open onto the wraparound garden, creating an excellent space for entertaining and everyday family life.
To the first floor are two further bedrooms and an en-suite wet room, providing flexible accommodation for family, guests or home working.
Outside, the wraparound garden includes a terrace adjoining the kitchen, formal lawn, established hedging and decked areas, together with a summerhouse.
Further benefits include gas central heating and double glazing, with the property having been finished throughout to a high standard and ready for immediate occupation.

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Council Tax Band: D







The Property
A turnkey, extensively modernised and extended dormer bungalow, occupying an attractive corner plot and offering versatile accommodation arranged over two floors. The property has been comprehensively updated to a high standard, creating a stylish and comfortable home with a particularly impressive open-plan breakfast kitchen forming the heart of the house.
Approached via a tarmacadam driveway providing ample off-road parking, the property opens into a welcoming entrance hallway. The ground floor accommodation includes a well-proportioned lounge, separate dining room and the added benefit of a conservatory, providing excellent flexibility for both everyday living and entertaining. There is also a ground floor bedroom and a fully tiled bathroom, fitted with a panelled bath and thermostatic rainfall shower.
The extended breakfast kitchen is undoubtedly the focal point of the home, having been fitted with an attractive range of Shaker-style wall and base units, wood-block work surfaces and a central island with seating. Bi-folding doors open directly onto the wraparound garden, creating a seamless connection between the kitchen and outside space, while a lantern rooflight brings additional natural light into the room.
To the first floor are two further bedrooms, together with an en-suite wet room, providing versatile accommodation suitable for family living, guests or those requiring additional bedroom space.
Outside, the property occupies a generous corner plot, with a wraparound garden incorporating a terrace adjoining the kitchen, formal lawn, established conifer hedging and further decked areas. A summerhouse provides useful additional space, whether for home working, hobbies or relaxation.
Further benefits include gas central heating and double glazing, while the property has been finished throughout to a notably high standard. In all, 10 Parkfield Drive provides a rare combination of the practicality and versatility of a dormer bungalow with the feel and finish of a comprehensively refurbished modern home.

Hallway
With tiled floor, radiator and doors into

Kitchen
4.25m x 7.49m (13'11" x 24'6")
Fitted with a range of shaker wall and base units. The base units have a wood block counter with Belfast sink and monobloc tap. Seven burner range oven and brick slop tiling to splashbacks. Plumbing for automatic washing machine and units that frames space for an American fridge freezer. Tiled underfloor heating and an island that has seating and is sited with a lantern above, windows to front and rear and bi folding doors onto the wraparound garden.

Lounge
4.87m x 3.72m (15'11" x 12'2")
Having engineered wood flooring and a bow window to the front, with a radiator beneath. A stone-effect fireplace provides a focal point. Door leading off to:

Inner Hallway
Further doors off to

Dining Room
4.69m x 2.71m (15'4" x 8'10")
Having stairs to the first floor landing with cupboards beneath, radiator and french doors into the conservatory.

Conservatory
2.67m x 5.47m (8'9" x 17'11")
With tiled flooring and bi folding doors onto the rear garden. Vaulted ceiling and a radiator.

Bathroom
1.82m x 2.19m (5'11" x 7'2")
Fully tiled and fitted with a panelled bath with thermostatic rainfall shower and glazed screen, concealed-cistern WC and vanity wash hand basin. Frosted window, heated towel rail and extractor fan

Ground Floor Bedroom
2.70m x 3.11m (8'10" x 10'2")
With engineered wood flooring, a radiator and patio door into the conservatory.

Landing
With eaves storage, radiator and doors leading off to

Bedroom One
3.66m x 3.34m (12'0" x 10'11")
Having engineered wood flooring, dorma window looking onto the rear with a radiator beneath. Folding door leads into the en suite shower room.

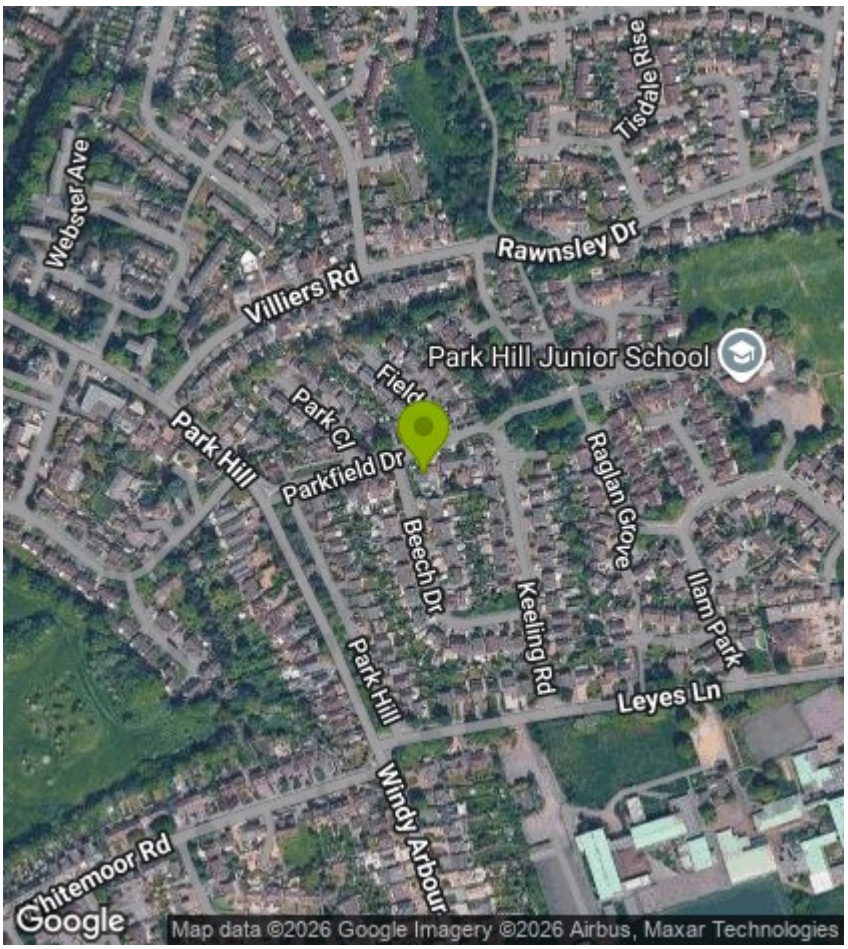
En Suite Shower Room
Being fully tiled wall and floor and fitted with a white suite that comprises a close couple WC, wall hung vanity wash and basin with shaver point and a shower cubicle with a thermostatic shower.

Bedroom Two
3.19m x 3.78m (10'5" x 12'4")
Having engineered wood flooring, eaves storage and a window with a radiator beneath to the side.

Rear Garden
The garden has a terrace leading directly from the kitchen, opening onto a formal lawn edged with railway sleepers and enclosed by conifer hedging. At the head of the garden is a further decked patio with a side pedestrian gate. To the rear is an additional decked area with a summerhouse.

Driveway
The tarmacadam driveway has paviour edges and provides hardstanding. To one boundary are cordilyns and a further formal lawn. You enter through a composite door with porch.

Tenure
The property is freehold.

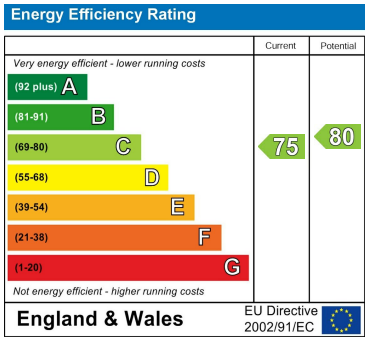


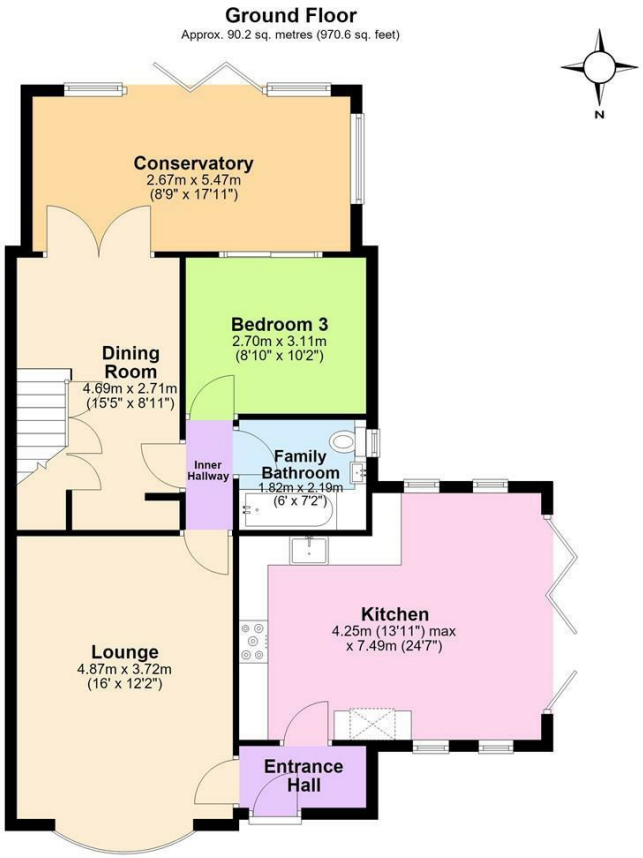
Viewings

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

EPC Rating:

C







Total area: approx. 129.7 sq. metres (1395.6 sq. feet)

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.

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