BOOTHROYD
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Arthur Street, Kenilworth

£400,000

- Modernised Detached Bungalow Close To Town Centre
- Quality Breakfast Kitchen With Integrated Appliances
- Pea Gravel Parking & Detached Garage
- For Sale With No Onward Chain
- Gas Central Heating & Double Glazing Throughout
- Two Double Bedrooms
- EPC Rating C - 69
- Attractive Low Maintenance Enclosed Garden With Patio
- Refitted Fully Tiled Shower Room
- Warwick District Council Tax Band D

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Thoughtfully renovated and remodelled two bedroom detached bungalow, offered with no onward chain. The property has been comprehensively updated by the current owner to create a stylish and ready-to-move-into home. The accommodation includes a generous reception hallway, front-facing lounge and a refitted breakfast kitchen with shaker-style units and a range of integrated appliances, including an upright fridge freezer, dishwasher, washing machine, oven and induction hob. The breakfast area opens directly onto an attractive patio and garden.

There are two well-proportioned bedrooms and a fully tiled shower room. Outside, the property benefits from a detached garage and established gardens.

A turnkey bungalow requiring no immediate work and available for immediate occupation.

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Council Tax Band: D







Approach
The bungalow is approached across a shared driveway with access to the property's garage. A tiled pathway leads you to the recessed porch with a composite door flanked with coach lights.

Hallway
The generous reception hallway is accessed via a composite entrance door and features laminate flooring, a radiator, access to the loft void with pull-down ladder, a cupboard housing the Vaillant ecoTEC condensing boiler, and a useful coats cupboard. Doors lead off to:

Lounge
3.50m x 3.80m (11'5" x 12'5")
Having windows to the front and side elevations, radiator and door leading into the breakfast kitchen.

Dining Kitchen
3.50m max x 6.50m max (11'5" max x 21'3" max)
The kitchen is comprehensively fitted with porcelain Shaker-style wall and base units, complemented by a marble-effect countertop incorporating an induction hob with extractor canopy over. Integrated appliances include an eye-level double oven with grill, fridge freezer, dishwasher and washing machine. The composite sink, with Pillar tap, is positioned beneath the rear window. The countertops have matching upstands, and the kitchen opens into the dining area, which has a radiator and French doors leading out to the enclosed rear garden.

Bedroom
2.20m x 3.60m (7'2" x 11'9")
Window to the fore with a radiator beneath.

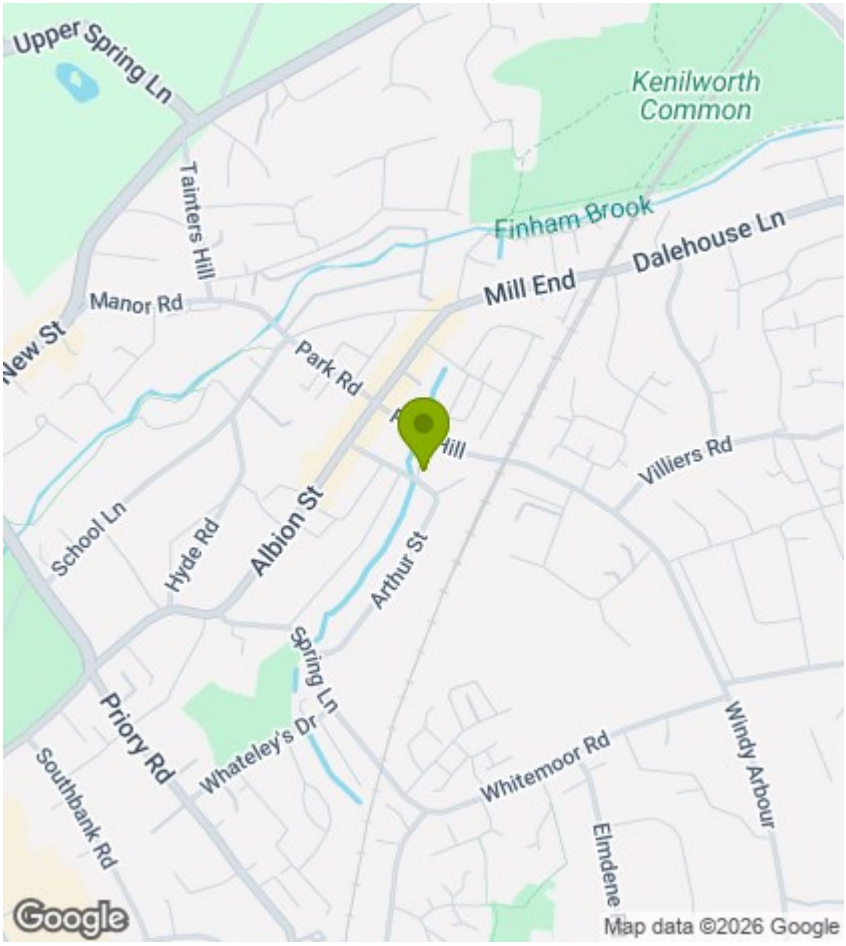
Bedroom
3.60m x 3.00m (11'9" x 9'10")
Window to the rear with a radiator beneath.

Shower Room
2.40m x 1.90m (7'10" x 6'2")
Refitted with a white suite that comprises a large shower cubicle with a thermostatic rainfall shower, wall hung wash hand basin and a close coupled wc. Tiling to full height, heated towel rail and a frosted window to the rear.

Rear Garden
The rear garden has a generous paved patio with matching pathway that leads to the detached garage and has a side pedestrian gate. The lawn is flanked with railway sleepers and is enclosed with panelled fencing.

Garage
To the side of the bungalow is a detached brick garage with up and over door and power and lighting provided. It also benefits an upgraded connection ready for the installation of an electric car charge point.

Tenure
The bungalow is freehold.

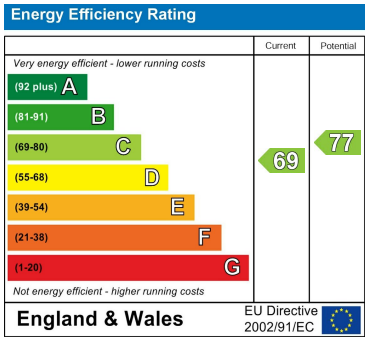


Viewings

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

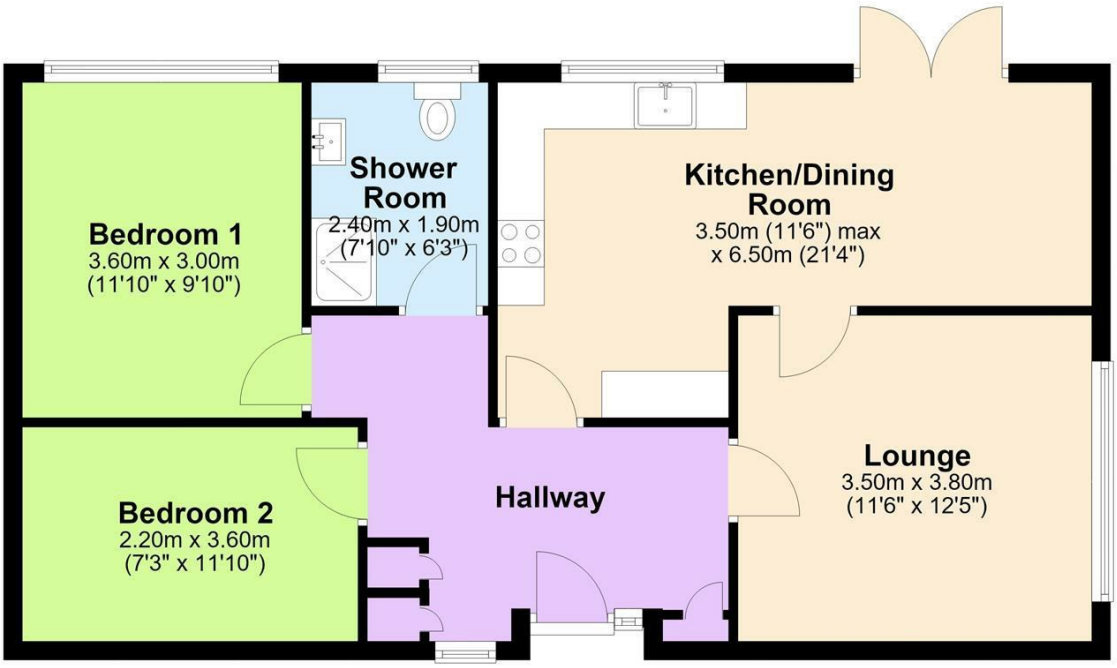
EPC Rating:

C



Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



Total area: approx. 61.9 sq. metres (666.3 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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