



94 Windy Arbour, Kenilworth, CV8 2BB

£674,950

- Four Bedroom Detached House In Need Of Some Improvement
- Living/Dining Room
- Energy Rating D - 68
- Gas Central Heating & Double Glazing
- Garage & Parking
- Sought After Windy Arbour Location
- Breakfast Kitchen
- Bathroom And En-Suite
- Attractive Rear Garden
- Warwick District Council - Tax Band G

94 Windy Arbour, Kenilworth CV8 2BB

A four-bedroom detached house built in 1979 family owned since new, located in a sought after residential position just off Windy Arbour. The fully double glazed gas centrally heated detached house is in need of internal refreshment and improvement. Located in the Thorns/Park Hill and Kenilworth Secondary School catchments.



Council Tax Band: G



THE PROPERTY

A four bedroom detached house built in 1979, family owned since new located in a sought after residential position just off Windy Arbour. The fully double glazed gas centrally heated detached house is in need of internal refreshment and improvement. It is located in the Thorns/Park Hill and Kenilworth Secondary School catchments and comprises: open porch, reception hall, cloakroom, living room, separate dining room, study/family room, conservatory, fitted breakfast kitchen, to the first floor there are four bedrooms all of which are doubles, master bedroom with en-suite shower room, and a family bathroom. Outside there is a single garage, attractive rear garden which is well screened and not overlooked and to the front a block paved driveway with parking for two/three cars and attractive lawned fore garden.

APPROACH

Approach over a block paved driveway to a

OPEN PORCH

Deep recessed porch with quarry tiled floor, wall lantern, hardwood panelled and glazed door into the

RECEPTION HALL

With radiator, coving, ceiling light, stairs rising to the first floor and door to the

CLOAKROOM

With a two piece Avocado original suite with low level w.c, corner wash hand basin, original tiling to half height, ceiling light, opaque secondary glazed window to side, useful under stairs storage cupboard.

STUDY/FAMILY ROOM

14'6" x 8'2"

With feature arch from the reception hall, radiator, leaded double glazed window to front, coving, ceiling light, two fitted white wood shelves to walls.

KITCHEN/BREAKFAST ROOM

10'2" x 13'8"

Comprehensively fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap,

integrated double electric fan assisted oven with grill, four ring halogen hob, space for washing machine, space for fridge/freezer, wall mounted Worcester Bosch boiler servicing the hot water and central heating, click laminate flooring, double glazed window to rear, ceiling strip light, door to garden and side canopy.

LOUNGE

18'2" x 13'0"

With double glazed bow window to front, radiator, coving, ceiling light, t.v point, feature living flame effect electric stove fire with stone surround and hearth with wood mantel, double multi paned sliding doors to the

DINING ROOM

10'2" x 12'5"

With sliding patio doors to the conservatory, ceiling light, coving, radiator, two wall light points, service hatch to the kitchen.

CONSERVATORY

8'2" x 10'11"

With a pitched poly carbonate roof with surrounding dwarf walls and upvc double glazed windows with door onto the patio.

FIRST FLOOR LANDING

With matching wood banister rail, ceiling light, double glazed window to side, access to insulated and part boarded loft space with retractable ladder and light, airing cupboard with lagged copper cylinder and slatted shelving, door to

BEDROOM

11'1" x 13'1"

With leaded double glazed window to front, radiator, built-in wardrobes to one wall with hanging and shelf above, door to the

EN-SUITE

With a three piece part refitted white suite with low level w.c, pedestal wash hand basin, large walk in shower enclosure with mains fed Triton shower with matching chrome attachments and shower head, sliding glazed shower screen, ceramic tiling to walls, radiator, leaded double glazed window to front.

BEDROOM

13'4" x 9'8"

With leaded double glazed window to rear, radiator, built in wardrobes to one wall with hanging and shelving.

BEDROOM

10'5" x 9'7"

With double glazed window to rear, radiator and ceiling light.

BEDROOM

10'0" x 9'7"

With double glazed window to front, radiator and ceiling light.

BATHROOM

With an original four piece peach coloured suite with low level w.c, bidet, panelled bath with central chrome mixer tap, vanity basin with drawers below, ceramic tiling to walls, radiator, ceiling light, opaque double glazed window to rear.

GARAGE

17'5" x 8'3"

With metal up and over door to the front, power and light connected, wall mounted electric isolation unit.

REAR GARDEN

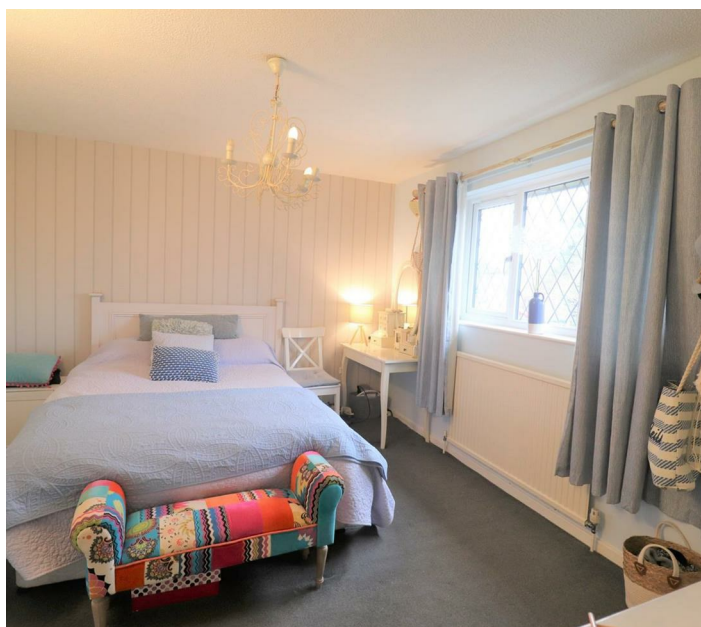
Fully enclosed by perimeter fencing with full width patio and steps to a central lawn with mature hedged and screened borders with a secure side gated access, under cover canopy area, timber summer house with power and light, low maintenance slate chippings to boarder.

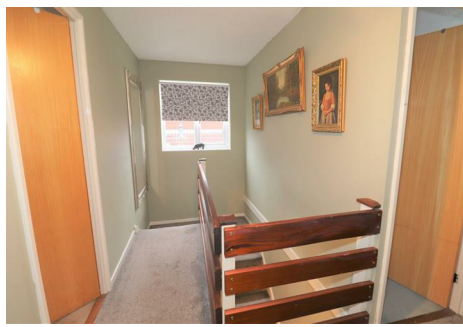
FRONT

To the front of the property is a block paved driveway with parking for three or four cars, privately screened by perimeter conifer hedging.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Viewings

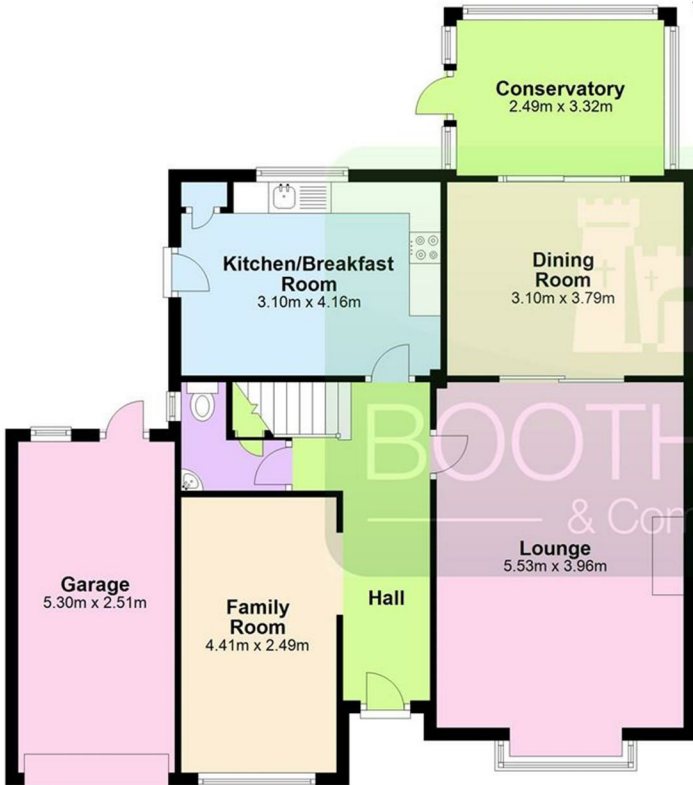
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |

Ground Floor

Approx. 94.2 sq. metres



First Floor

Approx. 64.0 sq. metres



Total area: approx. 158.1 sq. metres