



## Swift Close, Kenilworth

£649,950

- Modern Individually Designed Three Bedroom Detached House
- Canopy Porch, Reception Hall And Cloakroom
- Lounge With Bay Window
- Utility Room
- Attractive Rear Garden And Driveway Parking
- Built-In 2017 With Three Years NHBC Remaining
- Energy Rating B - 86
- Large Open Plan Breakfast Kitchen With Dining/Sitting Area
- Three Double Bedrooms And Spacious Landing
- Warwick District Council Tax Band G

# Swift Close, Kenilworth CV8 1QT

A spacious individual executive three double bedroom detached house located in this sought after cul-de-sac location just off the Warwick Road, superbly located for Kenilworth town centre and providing easy access to the A46 and surround motorway infrastructure. Built in 2017 and with no onward chain the property with well proportioned accommodation comprises; canopy porch, reception hallway with cloakroom, living room with bay window, spacious breakfast and dining kitchen with sitting area and utility off. To the first floor there are three double bedrooms, main room with an en-suite as well as a family bathroom. There is a spacious landing with the possibility to partition for a small bedroom four/study. The property benefits from gas fired central heating and ground floor under floor heating and is fully double glazed throughout. Outside there is an attractive rear garden with patio and lawn, and to the front driveway parking for two cars. The property benefits from no onward chain.



Council Tax Band: G



### **Approach**

Over a block paved driveway to side composite door with matching double glazed insets either side with a pitched tiled canopy porch into the

### **Reception Hall**

With wood laminate flooring and digital under floor heating, ceiling light, smoke alarm, useful understairs storage cupboard, alarm control pad, stairs rising to the first floor, door to

### **Cloakroom**

With a low level w.c, half pedestal wall hung wash hand basin with porcelain tiled splash back, LED down lighters, extractor, coat hooks, wall mounted 18th edition electric isolation unit.

### **Lounge**

13'0" x 17'0"

With double glazed walk in bay window to front, with two LED lights, t.v point, digital under floor heating, ceiling light.

### **Kitchen**

15'8" x 12'8"

Comprehensively fitted with an extensive range of matching white high gloss fronted base and wall units with chrome handles and wood block work surfaces with matching up-stands, single bowl stainless steel sink with chrome mixer tap, integrated appliances to include Bosch double fan assisted oven and grill, four ring stainless steel gas hob with matching stainless steel illuminated extractor hood over and splash back, integrated fridge freezer, dishwasher and wine chiller, LED ceiling light and kick board lighting, laminate floor with under floor heating, smoke alarm, two double glazed windows to side, peninsular breakfast bar with three stools, opening to the

### **Family/Dining Room**

14'11" x 17'0"

With space for large breakfast or dining table, space for sofas, four Velux roof window's, t.v point, feature double glazed window and three leaf white aluminium bi fold doors onto the rear patio, double glazed window to side and LED down lighters.

### **Utility**

8'4" x 6'2"

With white high gloss base and wall units to both sides with single drainer stainless steel sink with chrome mixer tap and wood block work surfaces with matching up-stands, space and plumbing for washing machine and separate dryer and space for fridge freezer, porcelain tiles to floor and under floor heating, LED downlighters, composite door to side.

### **First Floor Landing**

Spacious landing with space to create a fourth bedroom/studio with two Velux roof windows, radiator, access to insulated and boarded loft space with retractable ladder, door to useful storage cupboard, further airing cupboard housing the combination boiler servicing the hot water and first floor central heating with slatted shelving.

### **Principal Bedroom**

13'1" x 14'4"

With double glazed window to front, radiator, ceiling light and down lighters, spacious built in cupboard/wardrobe.

### **En-suite Shower Room**

With a three piece white suite with low level w.c, pedestal wash hand basin, corner bath with mains fed shower with chrome fittings and curved shower screen, heated chrome towel rail, Velux roof window, matching porcelain tiles to walls and floor.

### **Double Bedroom Two**

12'11" x 8'3"

With double glazed window to rear, ceiling downlighters, radiator, t.v point, built in wardrobes.

### **Double Bedroom Three**

12'11" x 8'4"

With double glazed window to rear, ceiling downlighters, radiator, t.v point.

### **Bathroom**

With a three piece white suite with low level w.c, pedestal wash hand basin, P shaped panelled bath with Mira electric shower and fitted shower screen, porcelain tiles to floor and walls, LED down lighters, Velux roof window, extractor fan, heated chrome towel rail.

## Rear Garden

Manageable rear garden with full width raised patio with dwarf wall and steps down to side paved storage area ideal for bin storage, rear garden laid to lawn with attractive rose planted borders, enclosed by perimeter fencing and backing on to the railway, there are twin timber gates to the rear of the property for additional access if required.

## Front

To the front of the property there is a block paved driveway with parking for two cars with perimeter garden wall and well kept planted borders.

## Tenure

The property is freehold.

## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

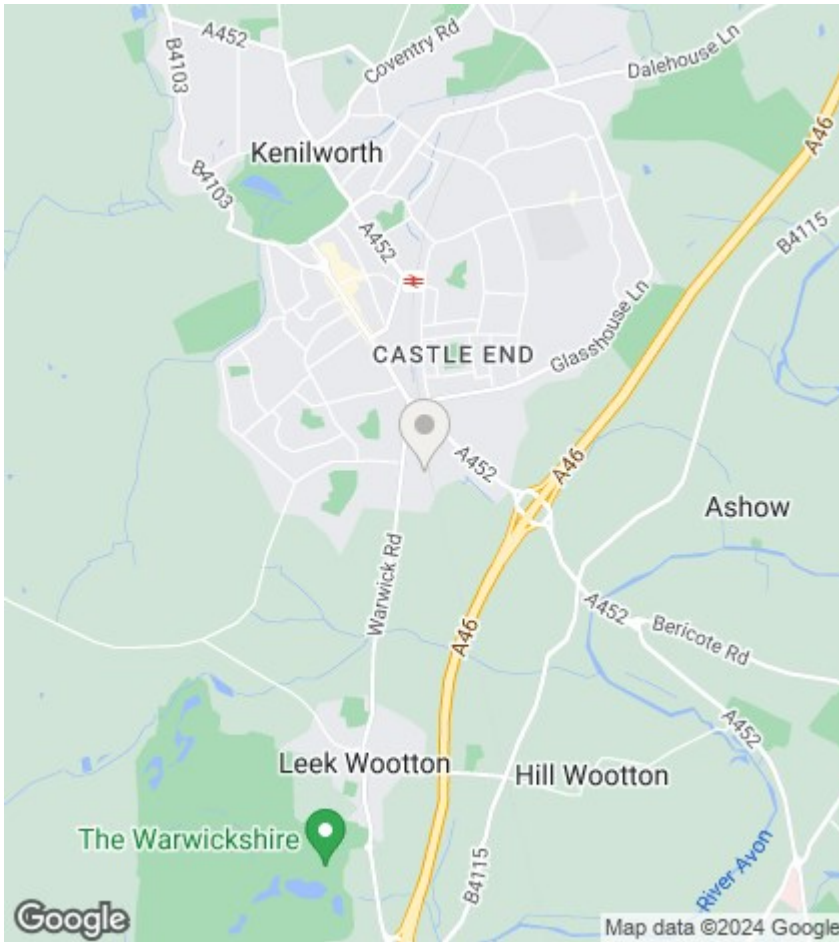
Virgin

## 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 78.7 sq. metres



### First Floor

Approx. 72.1 sq. metres



Total area: approx. 150.9 sq. metres