

Windmill Close, Kenilworth

Offers In The Region Of £580,000

- Extended Three Bedroom Detached House Off Lower Ladies Hill
- Reception Hall And Refitted Downstairs Shower Room
- Lounge And Extended Dining Room
- Outer Lobby And Utility Room
- Modern Three Piece Bathroom With Shower
- Large Parking Driveway, Carport And Single Garage
- Energy Rating D - 67
- Breakfast Kitchen
- Three Bedroom, Two Doubles
- Warwick District Council Tax Band E

Windmill Close, Kenilworth CV8 2GQ

A beautifully presented extended three bedroom detached property in a quiet established cul-de-sac location, within old Kenilworth, providing easy access to the Old High Street and beautiful Abbey Fields and yet conveniently located for Coventry and the University. The property is set on a generous plot to the front and rear with large block paviour parking fore court. The accommodation comprises: car port with single garage, reception hallway with re-fitted downstairs shower room, lounge with feature fireplace, fitted breakfast kitchen with steps down to an extended dining room, there is a lobby and utility room off. To the first-floor landing, three bedrooms (two doubles), modern family bathroom with shower over. The property benefits from full double glazing, replacement gas fired central heating and some new radiators. Viewing is strongly suggested.



Council Tax Band: E



Approach

Over a block paved driveway to a side covered carport with polycarbonate roof, side hardwood panelled and glazed entrance door with full height glazed panel, outside light into the

Reception Hall

With wood laminate flooring, radiator, ceiling light, coving, stairs rising to the first floor, double doors to the

Lounge

11'11" x 19'10"

With two large double glazed windows to front, coving, three wall lights, two radiators, feature bespoke cabinets and matching book shelves above, additional double glazed window to side, feature living flame effect coal gas fire with chrome trim and black granite inset and hearth with white wood mantel.

Refitted Shower Room

With a refitted three piece white suite with low level w.c, vanity wall mounted wash hand basin with chrome mixer tap, walk in shower enclosure with Mira electric shower and feature alcove, grey porcelain tiling to walls, LED lights, extractor fan, heated chrome towel rail, ceramic tiling to floor.

Kitchen

12'7" x 12'6"

Comprehensively fitted with a range of matching oak fronted base and wall units with marble effect rounded edge work surfaces with ceramic tiling to splash back, one and a half bowl stainless steel sink with chrome mixer tap, integrated under counter fan assisted Neff oven with grill and four ring Neff stainless steel gas hob with illuminated extractor hood over, integrated dishwasher and fridge, space for breakfast table, vertical radiator, ceramic tiled floor.

Dining Room

13'5" x 13'3"

Arch to the extended dining room with balustrades, radiator, two steps down with wood laminate flooring, Velux roof window, hardwood double glazed french doors with full height windows either side into the lovely rear garden.

Utility Room

5'4" x 8'3"

With ceramic tiles to floor, ceiling light, oak fronted base units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, shelves, LED lights, large double door under stairs storage cupboard, space for upright fridge freezer, panelled and glazed door and window with step down to the

Outer Lobby

With ceramic tiles to floor, upvc double glazed door and window onto the outer porch, door to the

Garage

16'7" x 8'3"

Single integral garage with metal up and over door to front with power and light connected, useful shelving, worktop and storage cupboard, strip light, replacement 18th edition metal electric isolation unit, electric, gas and water meter.

First Floor Landing

Split level landing with double glazed window, coving, ceiling light, access to insulated and part boarded loft space with retractable ladder and light, double door airing cupboard housing the replacement Vaillant combination boiler servicing the hot water and central heating with slatted shelving.

Double Bedroom One

11'6" x 10'9"

With double glazed window to front, radiator, coving, ceiling light, matching built in twin double wardrobes with hanging and shelving with matching cupboard above.

Double Bedroom Two

11'6" x 8'8"

With double glazed window to front, radiator, ceiling light, coving, built in three door matching wardrobes with cupboards over with hanging rail and shelf.

Bedroom Three

10'10" x 6'5"

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

Bathroom

With a refitted three piece white suite with low level encased w.c, pedestal wash hand basin with central chrome mixer tap, bath with fitted shower screen and mains fed shower with chrome fittings, matching ceramic tiling to floor and walls, heated chrome towel rail, LED mirror, opaque double glazed window to rear, LED downlighters.

Rear Garden

A lovely feature of the property benefitting from a desirable rear westerly facing aspect, being fully enclosed by perimeter fencing with sizeable garden, laid predominantly to lawn with well stocked borders and an excellent array of established shrubs plants and screening trees, full width patio, two timber sheds. The garden is not overlooked and is a real feature of the property in a peaceful setting, there is a side gated access to the front.

Front

To the front of the property is a sizeable block paved curved driveway with parking for several cars up to the carport and garage. There is an inset lawn and attractively planted borders.

Tenure

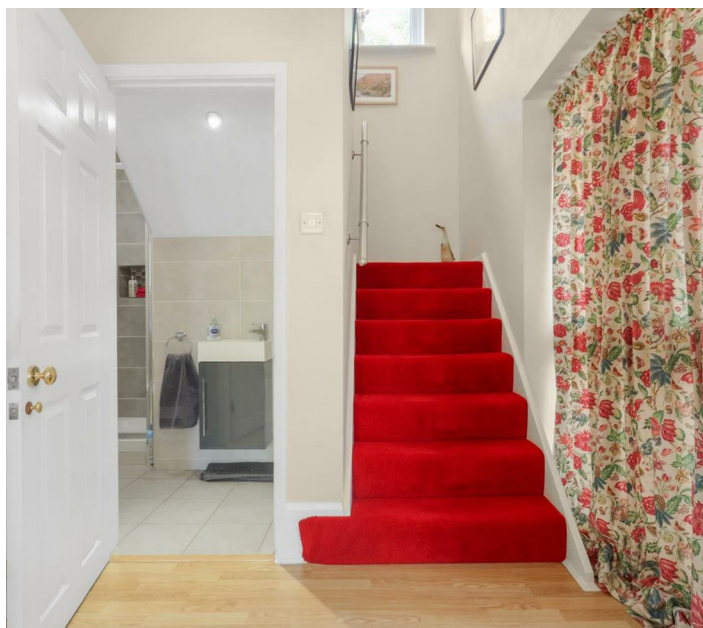
The property is freehold.

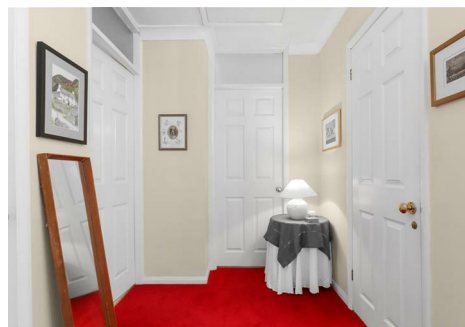
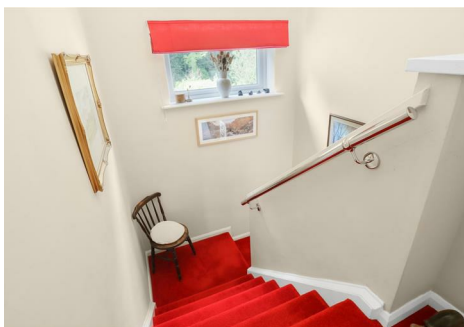
Services

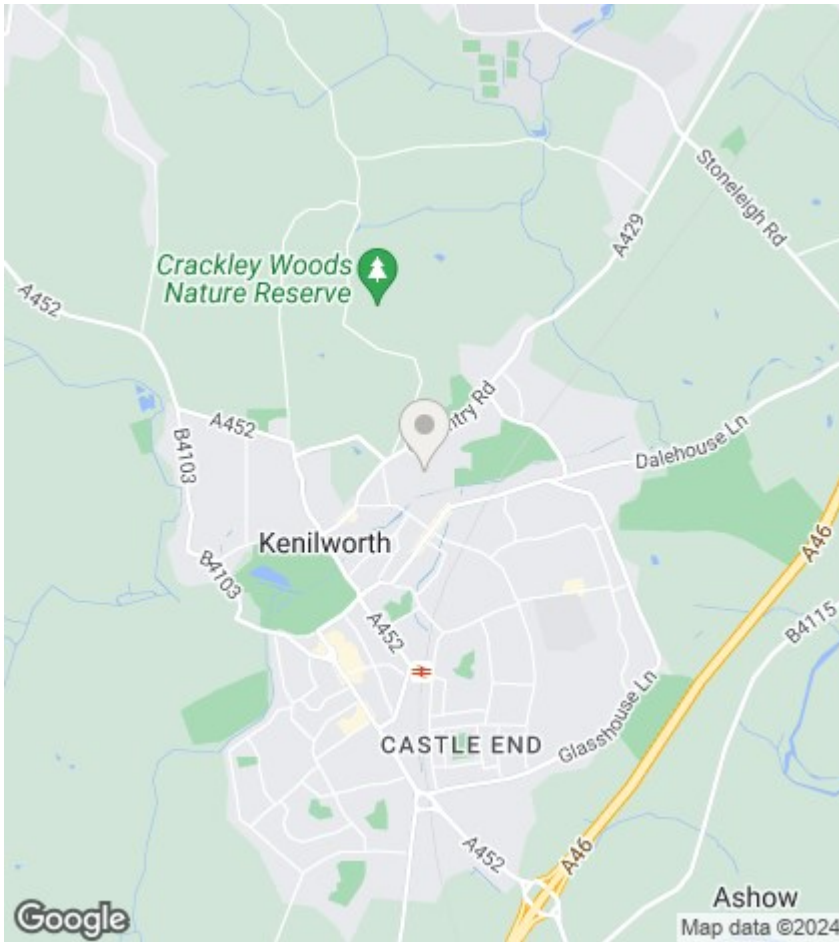
All mains services are connected.

Fixtures And Fittings

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







Viewings

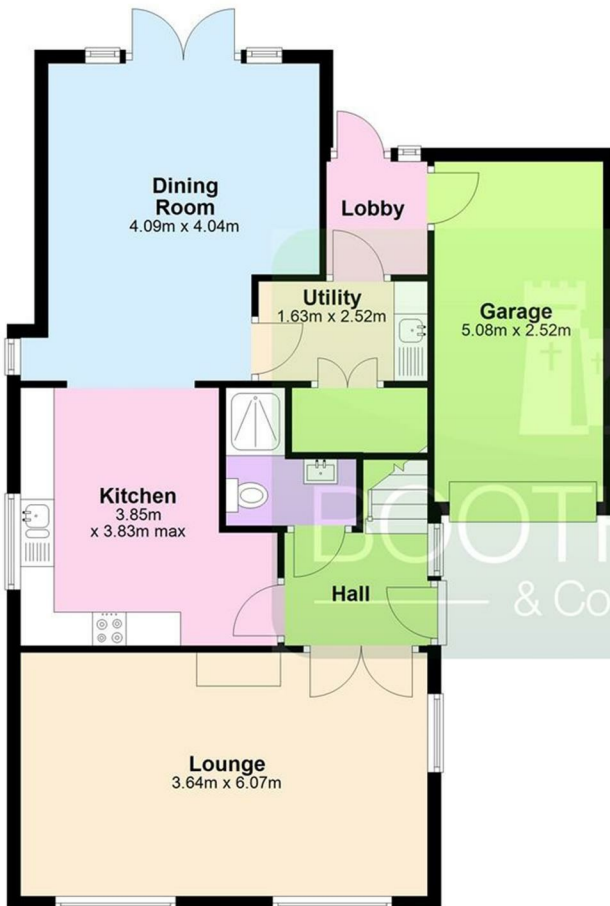
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
England & Wales	EU Directive 2002/91/EC	

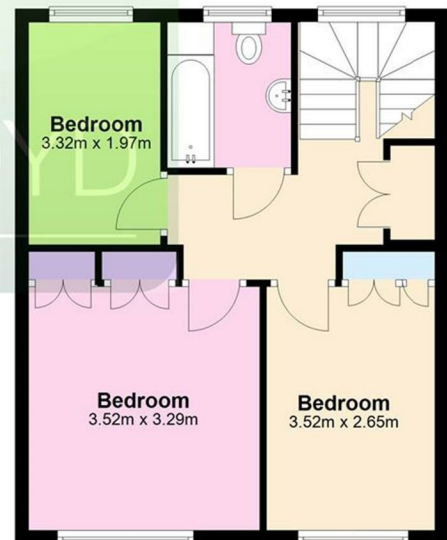
Ground Floor

Approx. 85.4 sq. metres



First Floor

Approx. 45.2 sq. metres



Total area: approx. 130.6 sq. metres