



## Arbour Close, Kenilworth

Offers In The Region Of £645,000

- Four Bedroom Detached House
- Enclosed Porch, Reception Hall & Cloakroom
- Extended Living Room & Separate Dining Room
- Tandem Garage
- Thorns Junior School Catchment & Close Walking Distance Of Kenilworth Secondary School
- Highly Regarded Cul-De-Sac Location Off Windy Arbour
- Energy Rating D - 60
- Four Bedrooms/Three Doubles
- Attractive Well Stocked Rear Garden & Driveway Parking
- Warwick District Council Tax Band F

# Arbour Close, Kenilworth CV8 2BA

A 1950's extended detached house located at the head of this sought after cul-de-sac location off Windy Arbour. Benefiting double glazing and gas central heating the property comprises; an enclosed porch, entrance hallway with cloakroom off, front dining room and extended lounge. The fitted kitchen opens into the side utility lobby. On the first floor are three generous double bedrooms and a further single room and a family bathroom. Outside is a block paved driveway offering hardstanding for three vehicles and leading to the attached tandem garage. Outside is an attractive rear garden with patio and well stocked flower beds with a superb array of shrubs, plants and bushes. The property is available with no onward chain and viewing is highly recommended.



Council Tax Band: F



### **Approach**

Over a block paved driveway to a fully enclosed porch with dark wood grain effect upvc sliding door to front, ceramic tiling to floor, courtesy light and shelving, oak and frosted glazed internal door into the

### **Reception Hall**

With stairs rising to the first floor, radiator, ceiling light, useful under stairs storage cupboard with hooks and light with feature glazed block window into the porch.

### **Cloakroom**

With a low level w.c, wall mounted wash hand basin, ceramic tiling to floor and half height to walls, opaque double glazed window to side, ceiling light.

### **Lounge**

22'3" x 11'7"

With coving, three wall lights, two ceiling lights, two radiators, feature living flame effect coal gas fire with stone composite inset hearth and mantel, two high level double glazed windows to side, sliding patio door overlooking the garden, built in matching t.v stand and cupboards, wall mounted display cabinets.

### **Dining Room**

12'11" x 12'0"

With double glazed window overlooking the close, radiator, open fireplace with marble fronted composite inset and hearth with white wood mantel and surround, two wall lights, ceiling light.

### **Fitted Kitchen**

12'4" x 8'11"

Comprehensively fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated Siemens five ring stainless steel gas hob with concealed illuminated extractor hood over, integrated Neff double fan assisted oven and grill, space for upright fridge freezer, ceramic tiling to splash back and floor, radiator and cover, double glazed window to rear, recessed ceiling down lighters, door to the

### **Utility Area**

With a pitched polycarbonate roof with double glazed doors to both front and rear, fitted beech fronted base and upright cupboards with rounded edge work surfaces, ceramic tiled floor, space and plumbing for washing machine and separate dryer, coat hooks. Cold water tap and stop cock.

### **Split Level First Floor Landing**

With stairs either side, ceiling light, double glazed window to front, door to

### **Double Bedroom One**

13'1" x 12'0"

With double glazed window looking down Arbour Close, radiator, ceiling light, range of built in wardrobes, chest of drawers and central dressing area with mirror.

### **Double Bedroom Two**

12'6" x 11'6"

With double glazed window to rear, radiator, ceiling light, built-in part mirror fronted wardrobe to one wall with twin hanging and shelving.

### **Double Bedroom Three**

14'3" x 9'4"

With double glazed windows to front and rear, radiator, built-in double wardrobe with hanging and shelving, floating shelving to walls.

### **Bedroom Four**

9'4" x 9'1"

With double glazed window to rear, radiator, ceiling light, built in cupboard with shelving, further airing cupboard housing the lagged cylinder and Glowworm boiler servicing the hot water and central heating vented through the loft.

### **Bathroom**

Fitted with a three piece suite with low level w.c, pedestal wash hand basin, panelled bath with shower over, tiling to walls double glazed window to side

### **Double Tandem Garage**

12'2" x 10'7"

With door to front, power and light connected, fitted shelving, pedestrian door to the rear garden.

## Rear Garden

Stocked with a lovely array of shrubs and plants, central lawn, pergola walkway with gravelled and block edged path, full width patio, outside courtesy lighting.

## Tenure

The property is freehold.

## Services

All mains services are connected.

## Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
21 Mbps  
Superfast  
71 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

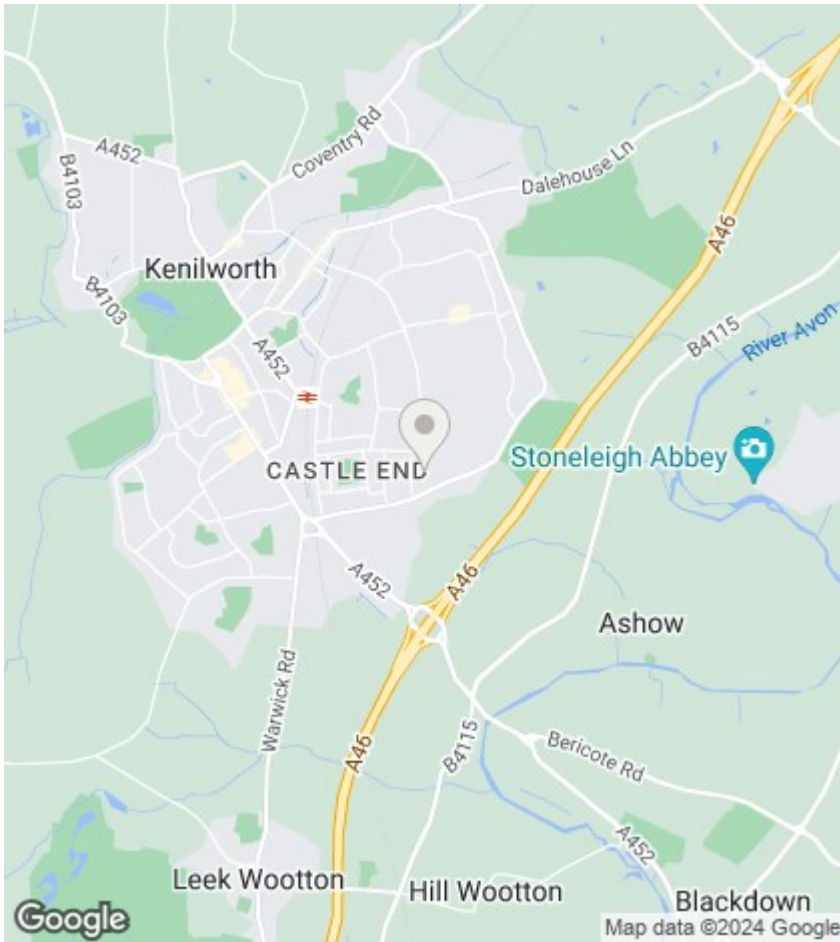
BT  
Sky  
Virgin

## 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>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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. 97.8 sq. metres



**First Floor**  
Approx. 61.2 sq. metres



Total area: approx. 159.0 sq. metres