



## Turton Way, Kenilworth

Offers In The Region Of £315,000

- Two Bedroom Semi-Detached House
- Attractive Open Living Room
- Fitted Breakfast Kitchen
- Ground Floor Home Office
- North East Facing Enclosed Rear Garden
- Canopied Open Porch
- Energy Rating C - 73
- Dining Conservatory
- Garage/Store And Driveway
- Warwick District Council Tax Band C



# Turton Way, Kenilworth

OPEN DAY Saturday 1st February- 10.30-12.00pm please call to book your appointment slot.

A delightfully situated two-bedroom semi-detached house, offering improved and upgraded attractive accommodation, double glazing, gas fired central heating, off road driveway parking. open porch, lounge, breakfast kitchen, dining conservatory addition and part converted garage to create a home office with storage to the front, first floor landing with access to roof space, two double bedrooms the main with wardrobes, re-fitted bathroom with white suite and shower over bath, gravelled forecourt garden, recently landscaped rear garden with north east aspect, Internal inspection is strongly recommended.



Council Tax Band: C



## Approach

Over a gravelled and block edged driveway to an open porch with timber and tiled canopy, composite front door into the

## Living Room

12'8" x 14'1"

With double glazed window to the fore, Karndean flooring, ceiling light, radiator, stairs rising to the first floor, small opaque double-glazed window to front, t.v. point, multi paned door into the:

## Breakfast Kitchen

12'8" x 10'2"

Kitchen comprehensively fitted with a range of matching light wood fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap four ring stainless steel gas hob with concealed illuminated extractor hood, under counter Hotpoint fan assisted oven and grill, integrated dishwasher, space for washing machine, ceramic tiling to splash back, cupboard concealing the Worcester Bosch combination boiler servicing the hot water and central heating, Karndean flooring, double glazed window and door to conservatory, space for large upright fridge freezer, radiator, space for breakfast or dining table.

## Dining Conservatory

12'8" x 9'9"

With laminate flooring, pitched glazed roof, double glazed windows and door to patio, three wall lights, space for dining table, door to

## Home Office

7'1" x 11'1"

With double glazed window to rear, LED ceiling down lighters, wall mounted Creda electric panel heater, door to

## Garage/Store

7'1" x 4'5"

With insulated up and overdoor to front, useful storage for bikes.

## First Floor Landing

With access to insulated roof space, ceiling light, smoke alarm, door to

## Double Bedroom One

9'4" x 10'0"

With double glazed window to front, radiator, ceiling light, built in double wardrobe with twin hanging and shelving, further high-level wardrobe/Store with slatted shelving and hanging rail.

## Double Bedroom Two

12'8" x 6'9"

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

## Bathroom

6'4" x 6'3"

With a refitted three-piece white suite with low level w.c., wall hung vanity wash basin with cupboard below and central mixer tap, large panelled bath with central chrome mixer tap, shower over with chrome fittings and shower attachments, porcelain tiles to walls and floor, extractor fan, LED ceiling lights, heated chrome towel rail.

## Rear Garden

Fully enclosed by wire fencing and screening laurel and privet hedging, mainly laid to lawn with mature cherry tree, timber shed, inset lawn with steppingstones, outside electric point, the property has a North East facing rear aspect.

## Front

With inset lawn with miniature conifer, gravelled and block edged driveway with parking for two/three cars.



## Tenure

The property is Freehold.

## Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

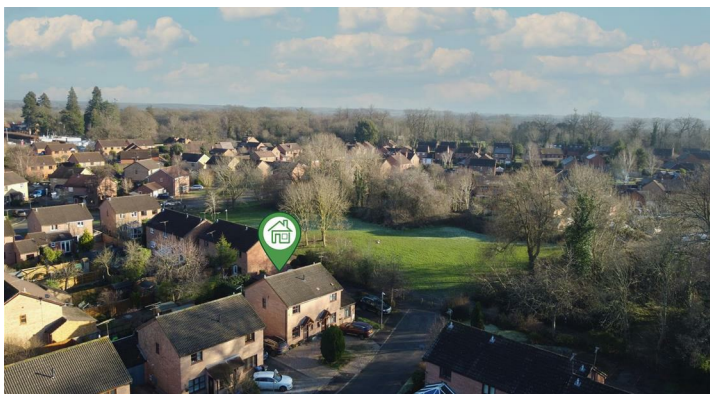
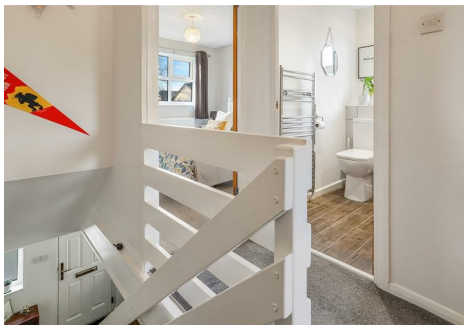
Virgin

## Fixtures And Fittings

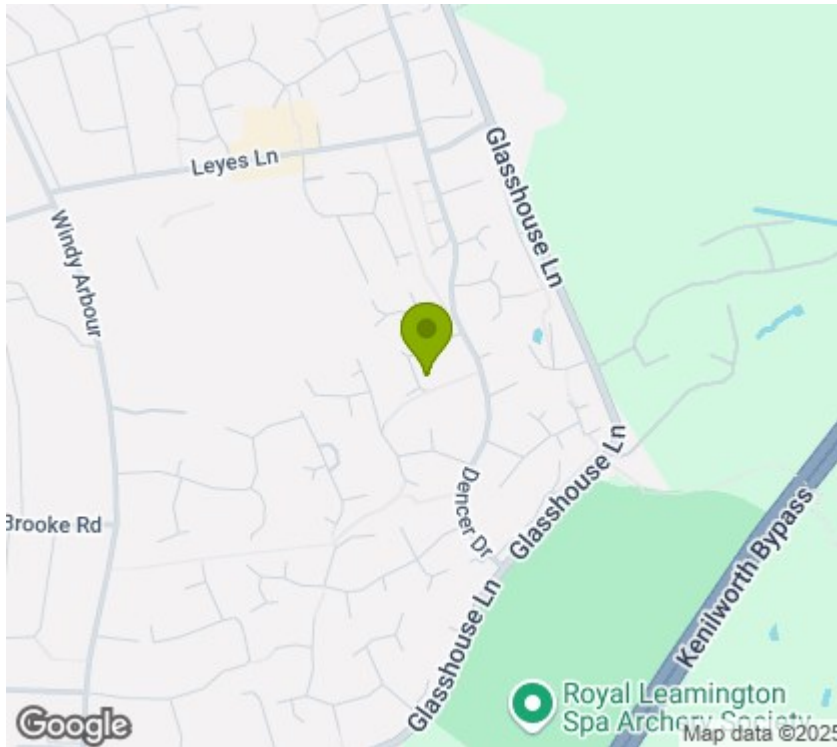
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.












## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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 



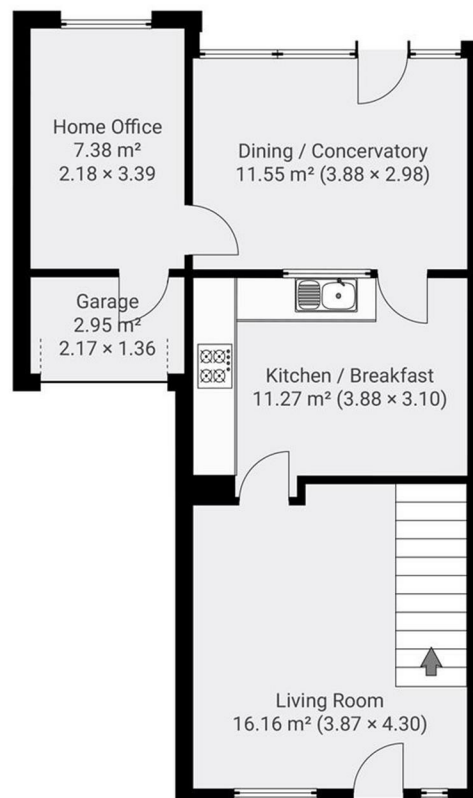
LOCATION  
Turton Way

DETAILS  
Total area: 75.81 m<sup>2</sup>

The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0.0 0.5 1.0 1.5 2.0 2.5m  
1:72

### ▼ Ground Floor TOTAL AREA: 49.30 m<sup>2</sup> • LIVING AREA: 49.30 m<sup>2</sup> •



### ▼ 1st Floor TOTAL AREA: 26.51 m<sup>2</sup> • LIVING AREA: 26.51 m<sup>2</sup> •

