BOOTHROYD
& Company

Frythe Close, Kenilworth

£499,950

- Stylish Quality Three Bedroom Detached Bungalow
- Dining Conservatory
- Modern Fitted Kitchen
- Refitted Bathroom & Ensuite
- Large Lawned Fore Garden & Driveway Parking
- Living Room with Feature Stove
- Energy Rating D
- Three Bedrooms
- Attractive South Facing rear Garden Not Overlooked
- Warwick District Council Tax Band E

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

40 Frythe Close, Kenilworth CV8 2SY

This charming and well-presented bungalow has been thoughtfully refitted and extended, located in a desirable cul-de-sac off Knowle Hill. It enjoys a convenient position on the outskirts of the town centre, within walking distance of the new Kenilworth secondary school, and provides easy access to the university and the A46, connecting to Coventry, Leamington Spa, Stratford-upon-Avon, and the motorway network.

An internal viewing is highly recommended to fully appreciate the high-quality accommodation, which features gas central heating and double glazing, along with beautiful décor, flooring, and carpets throughout. The lounge includes a remote-controlled gas stove set in a recessed fireplace, while a double-glazed conservatory, currently utilised as a dining room, overlooks the sunny south-facing garden.

The kitchen, bathroom, and en suite are all modern, equipped with stylish fittings that enhance their appeal. The property also boasts a contemporary boiler featuring a Hive control system and a new pressurised hot water cylinder. Viewing is essential!

3 2 1 D

Council Tax Band: E

Entrance
Recessed front door with matching glazed side screen with inset letter box, outside water tap, leading into

Reception Hall
With laminate flooring and inset matting, built-in storage cupboards with space for a tumble dryer and storage, built-in boiler cupboard with a Vaillant ecomax condensing gas-fired boiler, and airing shelves

Kitchen
11'1" x 9'4"
Refitted in contemporary style with ample base and wall cupboards with under LED unit lighting, drawers and pan drawers, integrated 4 plate gas hob with illuminated cooker hood above and ceramic tiled splash back, new integrated oven and grill, integrated dishwasher, new integrated washer dryer, fridge and freezer, solid wood work surfaces with double bowl ceramic sink unit with central mixer tap, window to front elevation. Laminate flooring, down lights, fitted open shelving.

Lounge
16'2" x 11'6"
Chimney breast with painted mantel surround and inset Gazco remote control cast iron gas log effect fire, window to front elevation, 2 wall lights, TV aerial position, French doors open to

Conservatory
10'7" x 11'7"
Double glazed full height windows to two side with central French doors to garden. Delightful south facing rear aspect over the private rear garden. Pavilion roof with full range of retractable roof blinds and centre light, two sides fitted with downlighting, feature wall.

Bedroom One
9'1" x 9'2"
Fitted 3 door wardrobe, window to front and discreet metres and fuse box. Feature colour-changing LED and remote control. TV aerial point and door from

Ensuite
This bathroom is superbly fitted with a corner shower cubicle that features a mains-fed rain head shower as well as a hand-held shower attachment. It includes vanity cupboards with an inset washbasin, a recessed low-level WC, and two wall lights. The space is adorned with ceramic tiling and downlights, and it also has a vertical towel warmer radiator.
Additional features include an extractor fan and light, as well as access to a boarded and insulated loft with a retractable ladder with new water tank, complete with fitted sockets and lights.

Bedroom Two
12'4" x 11'2"
Window overlooking the rear garden, currently used as a study with a feature wall.

Bedroom Three
10'4" x 7'6"
Window overlooking the rear garden, 5 door fitted wardrobes to one wall with fitted drawers.TV aerial point.

Bathroom
Refitted with a white suite with panelled bath with waterfall mixer tap with mains fed shower having rain head shower head and hand held shower fitting with glazed shower screen, vanity unit with recessed wash hand basin, recessed low level W C, fitted mirror with light over, low level towel warmer radiator, ceramic tiling with decorative insets, window to rear elevation.

Outside
The bungalow is located in a lovely area of Frythe Close, surrounded by houses, bungalows, and apartments within this private community.

Front
To the front of the bungalow is a large fore garden laid to lawn with a double length side driveway with off-road car parking and adjoining paved pathway leading to the front door and running to the front of the bungalow to the side.

Rear Garden
The south-facing rear garden is private and easy to maintain. It features a rear patio, a raised lawn bordered by a retaining wall with flower beds, and is fully enclosed by mature fencing and hedging, ensuring privacy from the rear. Directly behind the conservatory, there is a stunning magnolia tree that adds vibrant color to the space. Additionally, there is side access leading to an insulated workshop equipped with power and lighting, courtesy lighting, and outdoor electric sockets.

Tenure
The property is freehold.

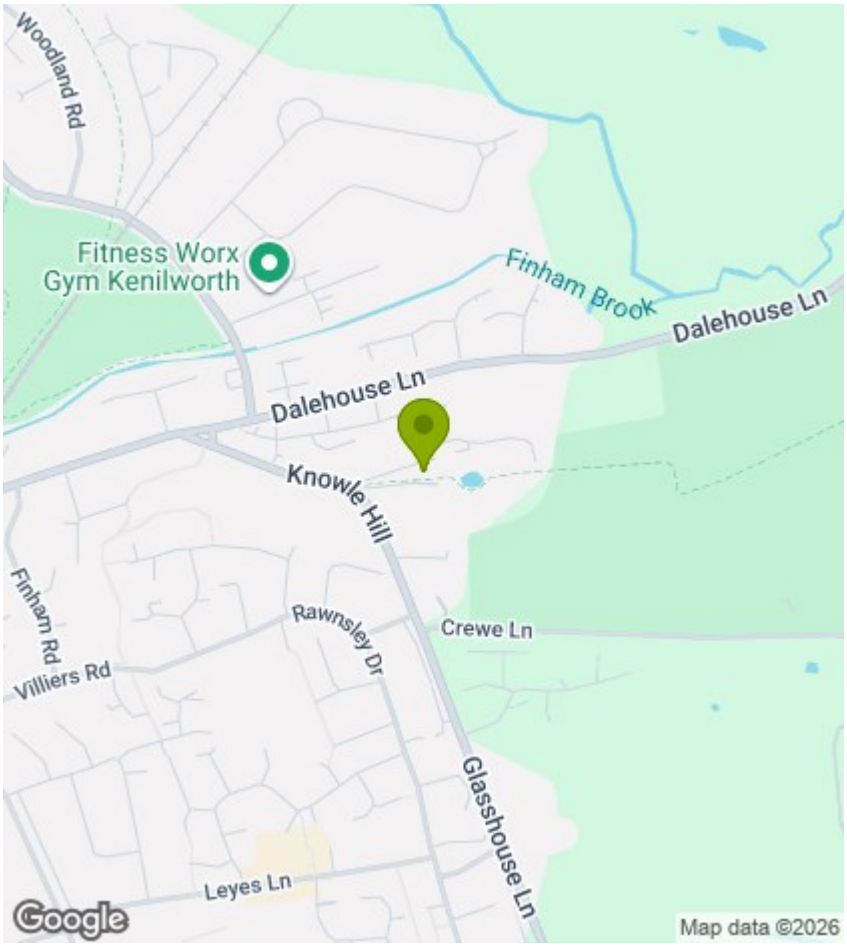
Services
all mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
105 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

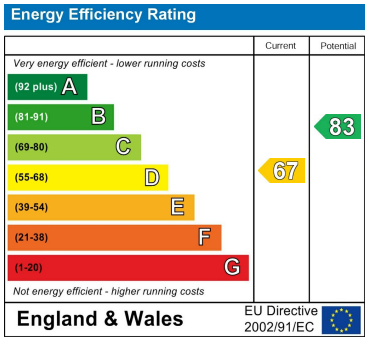


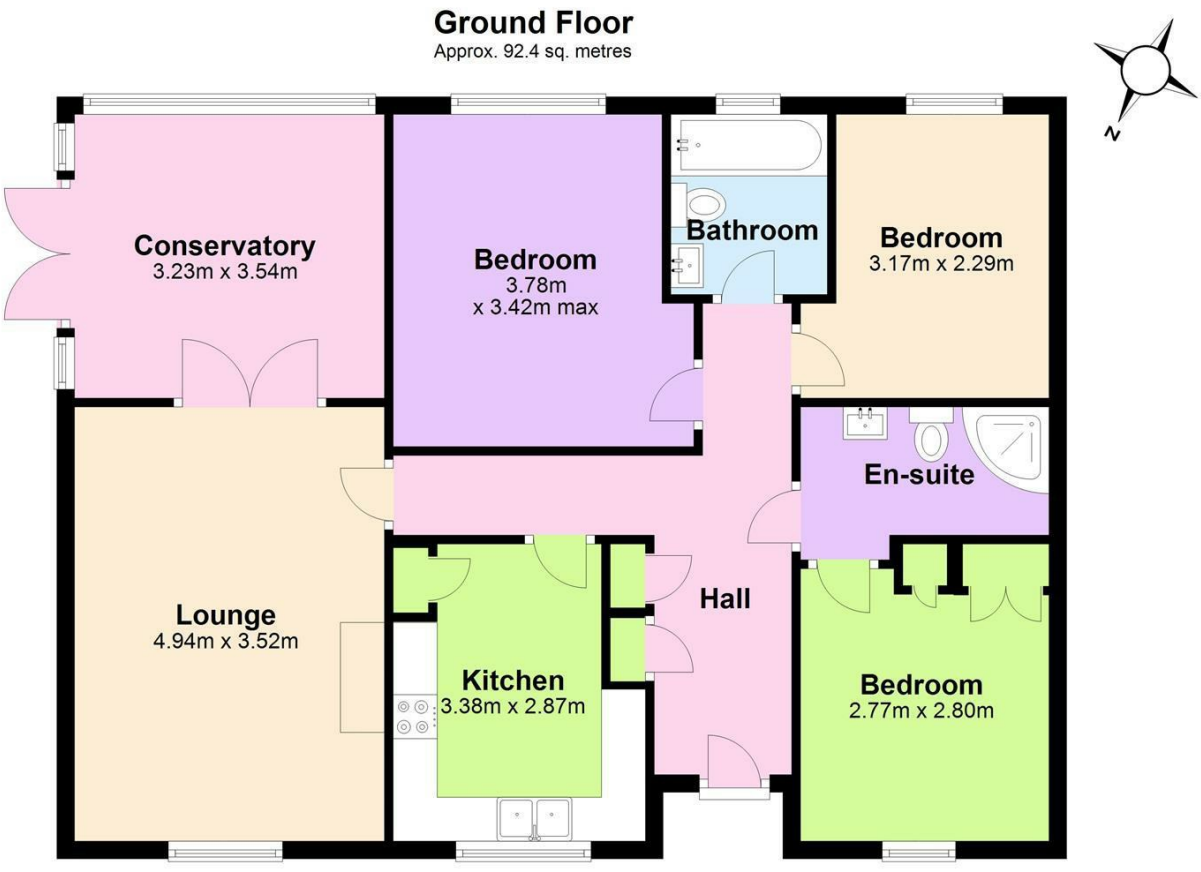
Viewings

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

EPC Rating:

D





Total area: approx. 92.4 sq. metres

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk