



## Frythe Close, Kenilworth

£475,000

- Three Bedroom Detached House With No Onward Chain
- Fitted Kitchen With Appliances
- Detached Garage And Driveway
- Three Well Proportioned Bedrooms
- Decked Rear Garden And Far Reaching Views
- Two Generous Reception Rooms
- EPC Rating C -69
- Attractive Cul De Sac Location
- Family Bathroom And En Suite Shower Room
- Warwick District Council Tax Band E

# Frythe Close, Kenilworth, CV8 2SY

A three bedroom detached house located on this attractive corner plot in this desirable cul-de-sac and only a short distance from Kenilworth Secondary School. Having been redecorated throughout the gas centrally heated and double glazed property comprises an L-shaped hallway with cloakroom off, lounge with brick fireplace and a separate dining room. The kitchen is fitted and includes appliance. On the first floor are three well proportioned bedrooms, en suite shower room and further family bathroom. Outside is a decked rear garden that enjoys far reaching views and an open plan fore garden. There is a direct driveway that's leads to a detached brick built garage. Viewing is recommended to appreciate the size and location of this family home.



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C - 69

Council Tax Band: E



## APPROACH

The property is approached across a paved pathway that is flanked by open plan formal lawns. Accessed through an obscure door that leads into the entrance hallway

## HALLWAY

Radiator, dogleg staircase rises to the first floor landing with cupboard beneath and all doors off to

## CLOAKROOM

With a close coupled wc and wash hand basin. Tiled splashbacks, window to the side and a radiator.

## LOUNGE

16'0" x 14'1"

With two windows to the fore, radiator and a brick fireplace with a tiled hearth and wood mantel.

## DINING ROOM

11'1" x 10'11"

Sliding patio doors onto the rear decking and a radiator.

## FITTED KITCHEN

11'3" x 10'11"

Fitted with a range of hand painted wall and base units. The base units have a wood block effect roll topped worksurface over with an inset single drainer stainless steel sink unit set beneath the window with far reaching views. Tiling to splashbacks. Built in electric oven with a four ring gas hob and extractor canopy over. Washing machine, fridge freezer, tiling to splashbacks and a double and triple wall mounted unit to one wall. Radiator and a door onto the deck.

## LANDING

Window on the turn, radiator and doors to

## BEDROOM ONE

15'10" x 12'4"

With twin windows to the fore, radiator and built in wardrobes to one wall and a door into the en-suite shower room.

## EN SUITE SHOWER ROOM

Fitted with a corner shower cubicle with a thermostatic shower, pedestal wash hand basin and a close coupled wc. Heated towel rail and a window to the side.

## BEDROOM TWO

11'1" x 11'0"

Window to the rear with far reaching views, radiator beneath and a built in wardrobe with matching dressing table

## BEDROOM THREE

11'4" x 8'11"

Window to the rear with a radiator beneath, access to loft void, built in double wardrobe and an airing cupboard.

## BATHROOM

Fitted with a white suite that comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Complimentary tiling to splash backs, radiator and a double glazed window to the fore.

## DRIVEWAY

Offering hardstanding for one vehicle and leading to the detached brick garage.

## DETACHED GARAGE

17'7" x 10'0"

With up and over door, power and lighting laid on, window and a communicating door onto the decked patio.

## DECKED PATIO

The rear garden has a side gated access that leads onto the decked garden that enjoys views across rooftops.

## TENURE

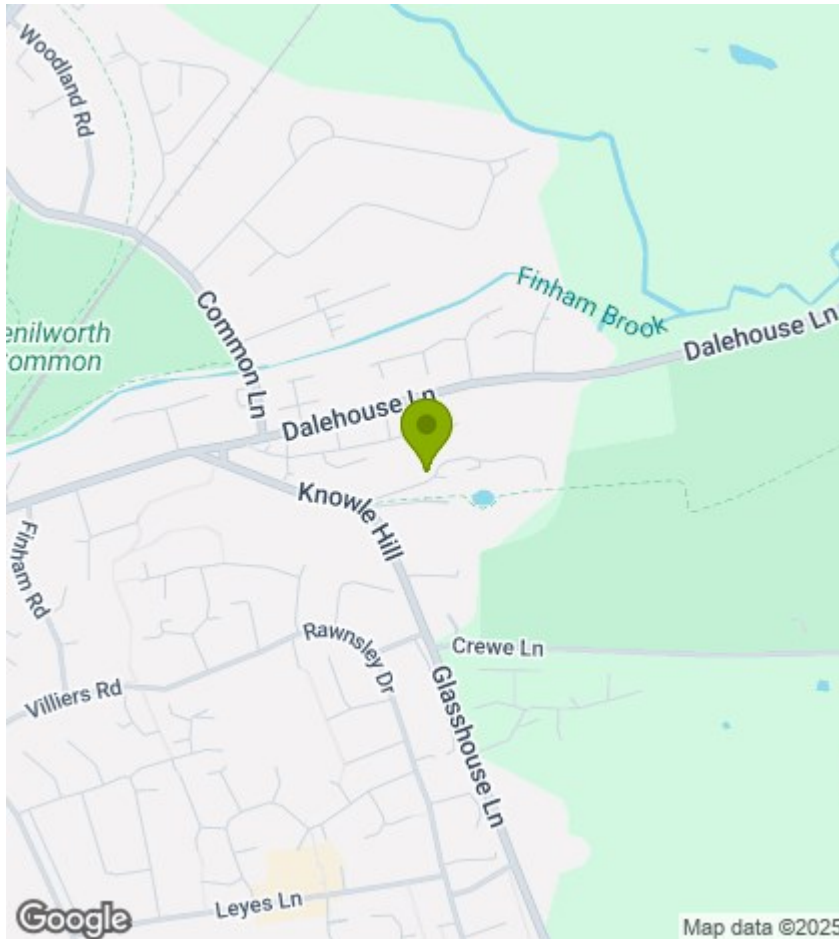
The property is freehold

## SERVICES

All mains services are provided

## FIXTURES AND FITTINGS

All fittings and fixtures 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.

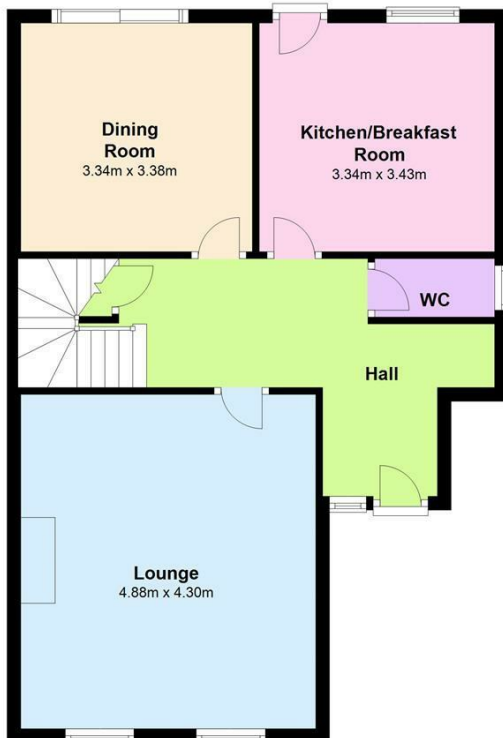
## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            | 69      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

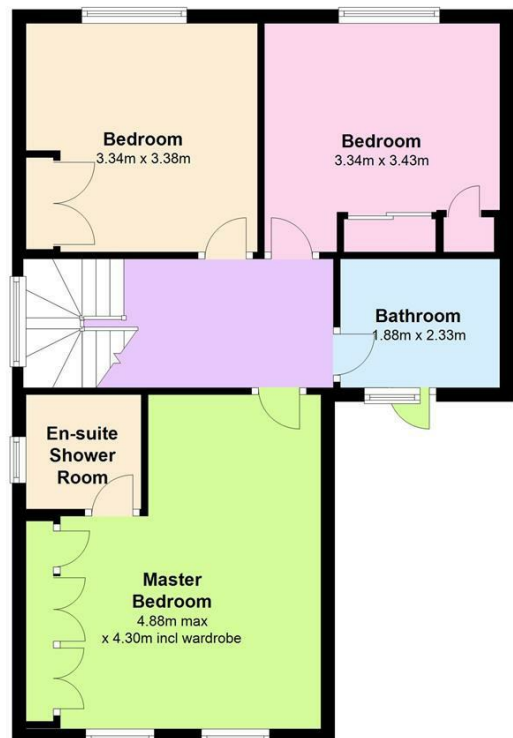
### Ground Floor

Approx. 60.9 sq. metres



### First Floor

Approx. 58.1 sq. metres



Total area: approx. 119.0 sq. metres