



Ferndale Drive, Kenilworth

Offers Over £595,000

- Three/Four Bedroom Detached Dormer House
- Convenient For The Town Centre
- Porch, Hall & Cloakroom
- Kitchen
- Double Garage
- Corner Plot On A Road Just Off Birches Lane
- Energy Rating C -77
- Three Reception Rooms
- Three Bedrooms, Bathroom & En-suite
- Warwick District Council - Tax Band G

Ferndale Drive, Kenilworth CV8 2PF

A flexible and spacious detached dormer house in a sought after location just off Birches Lane and within walking distance of the town centre of Kenilworth. The property is situated on a corner plot with full gas central heating and double glazing and offers: enclosed porch, spacious reception hall, attractive lounge with feature Inglenook fireplace, separate dining room and front sitting room, kitchen, utility room/w.c, family bathroom, three good bedrooms, integral double garage with a tarmacadam driveway and private garden to the rear and side. The property is offered for sale with no onward chain and early viewing is advised.



Council Tax Band: G



Approach

Over a tarmacadam driveway to a

Enclosed Porch

With quarry tiled floor and internal panelled and glazed door into the

Reception Hall

Spacious L shaped reception hallway with alarm control pad, ceiling light, radiator, stairs rising to the first floor, door to understairs storage cupboard and garage and door to the

Cloakroom/Utility

7'6" x 6'7"

With a low level w.c, pedestal wash hand basin, radiator, vinyl floor, space and plumbing for washing machine and separate dryer with work top over, opaque double glazed window to side.

Sitting Room

11'6" x 12'9"

With double glazed bow window to front, t.v point and wall mounted gas fire.

Lounge

19'10" x 12'9"

With feature inglenook fireplace with oak mantel with inset brick surround and two matching leaded and glazed windows either side, coving, two wall lights, ceiling lights, two radiators, pocket opaque glazed doors to the

Dining Room

11'10" x 8'10"

With double glazed window to rear, radiator, ceiling light and coving, door to

Kitchen

11'10" x 10'2"

Fitted with a range of dark oak effect base and wall units with marble effect rounded edge work surfaces with one and a half bowl sink with mixer tap, slot in electric cooker and Bosch dishwasher included in the sale, ceiling light, vinyl flooring, space for breakfast table, walk in pantry with fitted cupboards, double glazed window and space for additional fridge or freezer, door to outer lobby with further door to additional storage cupboard housing the isolator for the central heating boiler.

First Floor Landing

With radiator, double glazed window to side, ceiling light, smoke alarm, access to insulated and boarded loft space with retractable ladder, airing cupboard with lagged copper cylinder.

Principal Bedroom

11'6" x 15'4"

With double glazed window to front, built in wardrobes to one wall with hanging and shelving, door to the

En-suite

With a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, panelled bath with mains fed shower, opaque double glazed window to side, vinyl flooring, radiator.

Double Bedroom Two

12'0" x 10'7"

With double glazed window to rear, ceiling light, radiator, vanity sink with cupboard below, built into eaves wardrobe with hanging.

Double Bedroom Three

11'10" x 10'8"

With double glazed window to rear, ceiling light, radiator, built-in wardrobes with hanging and shelf.

Bathroom

With a three piece white suite with low level w.c, pedestal wash hand basin, corner bath enclosure with mains fed shower over, ceramic tiled walls, vinyl floor, radiator, opaque double glazed window to side.

Front

To the front of the property is a tarmacadam driveway and large corner lawned fore garden.

Garage

With electric roller door to front, power and light connected, housing the electric isolation unit and electric and gas meters, wall mounted Vaillant eco fit pure boiler, connecting door to hall.

Rear garden

Fully enclosed by perimeter fencing and well-kept conifer hedging, full width patio with raised decked sitting area, side gated access to both sides with enclosed side garden with timber shed.

Tenure

The property is freehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
80 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.

Special Note

The Vendor inform us there has been spray foam insulation that is attached to the underside of the roof tiles. This can affect your mortgage on the property so we would advise any buyer satisfies themselves with their existing lender.



Viewings

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

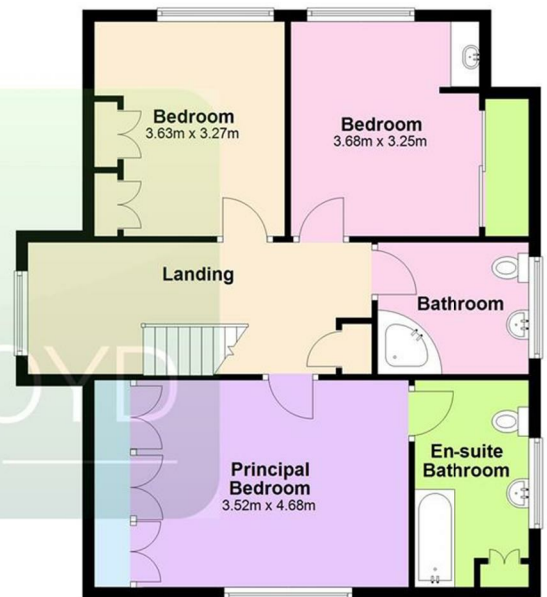
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 115.9 sq. metres



First Floor
Approx. 73.4 sq. metres



Total area: approx. 189.3 sq. metres