





Property Description

Situated in a quiet cul-de-sac of similar properties, we are delighted to offer for sale, this spacious four bedroomed semi detached family home which has been occupied by our clients for a considerable number of years. The property has been lovingly maintained and is offered with no upward chain. Being situated in a great central location being just a short walk away from ABBEY FIELDS & KENILWORTH TOWN CENTRE. In brief the property consists of: Lounge, modern kitchen/diner, downstairs shower room, garden room, FOUR good sized bedrooms, family bathroom and driveway to the front & rear garden.

Approach

Ample driveway providing off road parking and access to garage to the side.

Entrance Porch

Door to front elevation into porch with internal door to hallway and built in storage cupboard.

Entrance Hallway

Good sized hallway with stairs rising to first floor, door to lounge and radiator.

Lounge

12' 4" excl understairs x 12' 4" (3.76m excl understairs x 3.76m)

Modern lounge with neutral walls, radiator and double glazed window to front elevation.

Modern Kitchen

15' 8" x 8' 9" (4.78m x 2.67m)

Fitted kitchen providing a modern layout with open plan space. The kitchen area features high gloss base and wall mounted units with complementing work surfaces over and incorporates a one and a half bowl sink and drainer unit. Integrated NEFF electric oven and hob with NEFF cooker hood over and NEFF integral dishwasher. Double glazed window and french doors into the garden room.

Garden Room

Irregular Shaped Room 15' 9" Max x 13' 9" Max (4.80m Max x 4.19m)

Half brick built conservatory with tiled roof, UPVC dual aspect windows and patio doors to rear garden,

Cloakroom

Downstairs wc with low level wc, shower cubicle, wash hand basin, cupboard housing combi boiler and radiator.

Utility Room

10' 4" Max x 4' 10" (3.15m Max x 1.47m)

Utility room with built in storage and space for washing machine and fridge freezer.

Landing

Stairs rising from ground floor, storage cupboard.

Bedroom One

17' 4" x 7' 6" (5.28m x 2.29m)

Double glazed dual aspect windows to both front and rear elevations, radiator, access to loft.

Bedroom Two

11' 1" x 8' 10" Max (3.38m x 2.69m Max)

Double glazed window to rear elevation, radiator.

Bedroom Three

10' 3" x 6' 6" excluding recess (3.12m x 1.98m excluding recess)

Double glazed window to front elevation, radiator.

Bedroom Four

7' 5" Max x 8' 10" (2.26m Max x 2.69m)

Double glazed window to front elevation, radiator and built in single bed frame.

Bathroom

Modern partly tiled bathroom suite with p-shape bath with shower over, vanity wash hand unit and low level wc, double glazed window to rear elevation.

Outside

Rear Garden

Minimalistic rear garden with astro turf lawn, paved patio direct from rear of property and mature shrubs and borders.

Storage Garage

7' 10" x 6' 11" (2.39m x 2.11m)

Shortened garage with up and over door and having internal access from utility room.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: C

view this property online atkinsonstilgoe.co.uk/Property/KEN304907

Tenure: Freehold



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