





Property Description

Nestled in the desirable location of Kenilworth, this well presented end terrace property epitomises family living. The home benefits from having a spacious entrance hall, lounge with bay window, dining room, kitchen, three good-sized bedrooms, family bathroom with separate toilet, outside utility room and store and an ample sized rear garden, perfect for entertaining and children's activities. Within close proximity to St Johns Primary School and Nursery and local amenities.

Approach

Access via dropped kerb onto off street parking, side access to rear garden and front door leading to;

Entrance Hall

Wood style flooring, stairs rising to first floor, window to side, doors to rooms;

Lounge

16' 11" maximum x 11' 11" (5.16m maximum x 3.63m)

Bay window to front with feature electric fireplace and surround. Door through to dining room;

Dining Room

10' x 9' maximum (3.05m x 2.74m maximum)

French doors to rear leading out to patio area, pantry storage cupboard and door to kitchen;

Kitchen

12' 1" x 9' 2" maximum (3.68m x 2.79m maximum)

Contemporary kitchen with a range of base and wall mounted units with a wood style work surface and neutral tiled splashback, with inset sink with mixer tap. Appliances to include; under counter fridge and separate

freezer, gas cooker and freestanding dishwasher. Additional space for tall fridge freezer. Window and door to rear elevation.

Landing

Doors through to all rooms, loft hatch providing access to a part-boarded roof space.

Main Bedroom

16' 5" into bay x 9' 1" excluding wardrobes (5.00m into bay x 2.77m excluding wardrobes)

Feature bay window to front, radiator and full length fitted wardrobes.

Bedroom Two

11' 5" maximum x 10' 2" (3.48m maximum x 3.10m)

Wardrobe with shelving and rail, window to rear and radiator.

Bedroom Three

9' 11" x 8' (3.02m x 2.44m)

Double bulkhead fitted wardrobe, window to front elevation and radiator.

Bathroom

Fitted white suite comprising of a panelled bath with shower over and a vanity hand wash basin. Window to rear and storage cupboard housing hot water cylinder.

Toilet

Low level w/c, cloakroom wash hand basin and window to side elevation.

Outside

Rear Garden

Mostly laid to lawn with paved patio area and pathway to outbuildings, gated side access.

Outbuildings

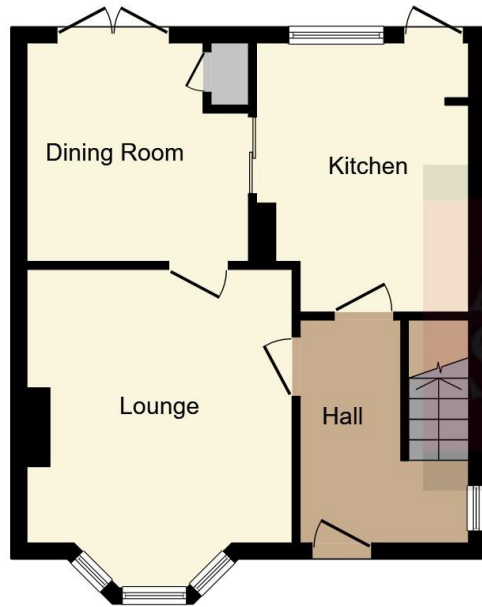
Two outbuildings - one currently used as a store, one as a utility room;

Utility Room

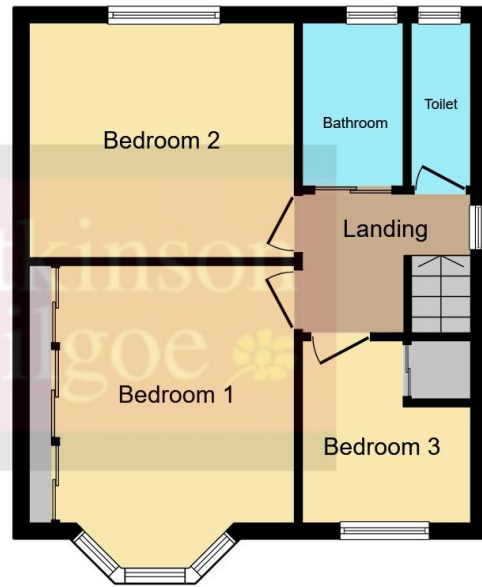
6' 3" x 5' 11" (1.91m x 1.80m)

Space for washing machine and dryer, low level w/c and vanity sink unit.

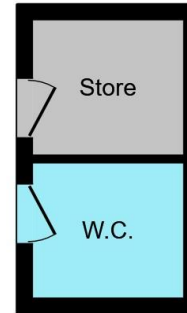




Ground Floor



First Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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