





Property Description

A fabulous, three bedroomed property with a superb extension which can accommodate multiple uses of the rooms. The property is well presented throughout and is also a great family home, being in the catchment for Priorsfield Primary School, Ofsted rated Good. Situated in the sought after location of the Castle Green area which is set back from popular Clinton Lane and is a stones throw from Kenilworth Castle and the Old Town with its appealing restaurants and delightful coffee shops alongside Abbey Fields.

Approach

Very welcoming approach to this great property with an ample driveway leading to the front entrance. There is also a separate front door to the extension so this could be used as a separate annex within the house.

Entrance Hall

Double glazed door to front elevation with double glazed window to the side. There is useful understairs storage and radiator, with doors leading to the lounge and kitchen.

Cloakroom

With low level WC, vanity wash hand basin, ladder radiator and space for installing a shower cubicle, if required.

Lounge

19' 7" x 11' 8" max (5.97m x 3.56m max)

Spacious room with great feature fireplace with flame effect fire and surround with mantel and hearth. Radiator with cover, television and telephone points with UPVC double glazed window to the front giving added light to the room and single glazed double doors opening up into the dining area.

Dining Room

8' 4" x 13' 1" (2.54m x 3.99m)

Great room for dining or entertaining leading through from the lounge giving open space of the length of the property. With radiator with neat cover and double glazed patio door and side windows leading out into the delightful garden.

Kitchen

19' 7" x 11' 8" max (5.97m x 3.56m max)

Superb spacious kitchen featuring a range of wall and base units. One and a half sink and drainer unit. Gas hob with electric oven and matching extractor hood over. Breakfast bar and door leading to useful understairs storage and window to the rear.

Office

13' 7" x 7' 1" (4.14m x 2.16m)

UPVC double glazed window to the front and double glazed door giving separate access from the front which gives the option for an annex/self contained area within the house. With flooring and a radiator. Door leading into the lobby area with doors off to the cloakroom and playroom.

Playroom

13' 4" x 6' 4" (4.06m x 1.93m)

Double glazed window to the rear and door leading onto the garden patio decking area. Television point, radiator and Velux roof light

Landing

Double glazed window to the side, door to airing cupboard housing a combination boiler and loft access. Doors leading to all the rooms.

Bedroom One

11' 5" max x 11' 1" max (3.48m max x 3.38m max)

Pleasant double room with ample space for wardrobe storage with a window to the rear and radiator.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Airy double room with radiator and double glazed window to the front.

Bedroom Three

7' 7" x 7' 8" (2.31m x 2.34m)

Pleasant bedroom with a window to the front and radiator.

Bathroom

Double glazed window to the rear, with appealing white suite comprising, bath with mixer taps and shower over with screen, WC, vanity wash hand basin with storage below, porcelain tiles to all the walls and heated towel rail.

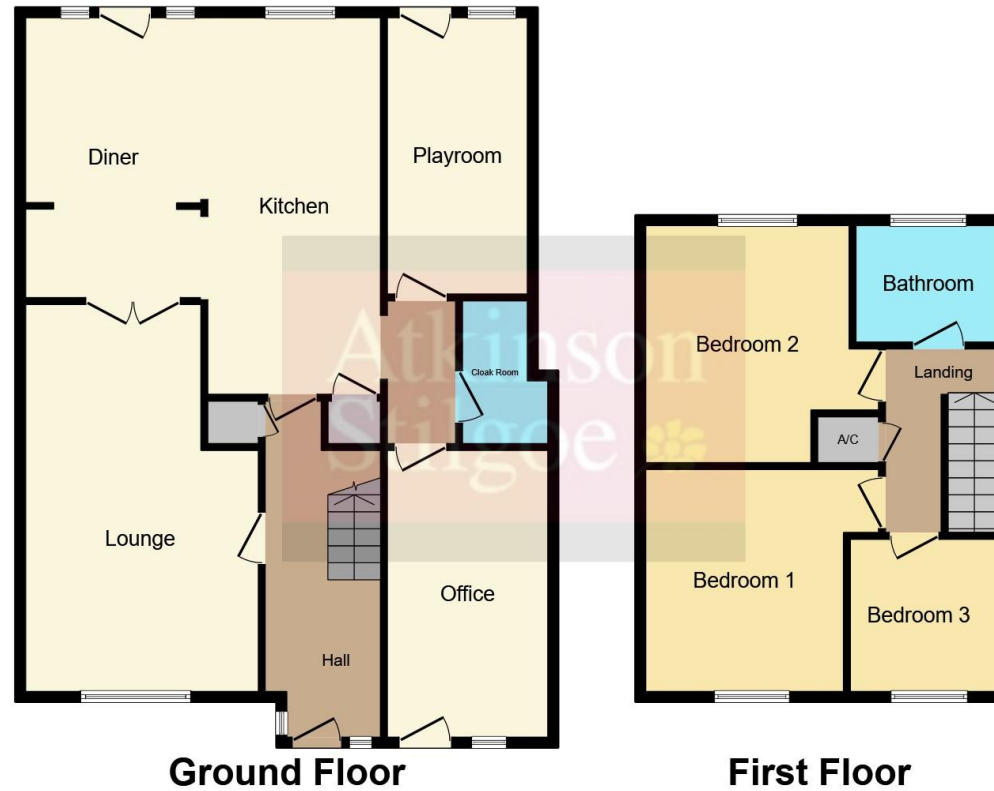
Outside

Laid lawn with mature shrubs and trees with two useful sheds for storage. Fully enclosed with new fencing. Desirable decking area accessed from the house, great for outdoor eating and entertaining, also with an outside light and useful tap.









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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