



**3 Bedroom House - Detached**  
**located on Thickthorn Orchards,**  
**Kenilworth**  
**£600,000**

**UP Estates**



**\*\*NO CHAIN - HIGHLY SOUGHT AFTER CUL DE SAC IN SOUTHERN KENILWORTH - DETACHED, EXTENDED, THREE DOUBLE BEDROOM BUNGALOW - DOUBLE GARAGE - TWO GARDENS\*\*** Tucked away in an incredibly sought after location is this imposing, detached bungalow, placed in a well regarded cul-de-sac on the southern edge of Kenilworth. This well presented property benefits from no forward chain and very briefly comprises; driveway, front lawn, double garage, porch, entrance hall, living room, kitchen, utility, sun room, three double bedrooms (one utilized currently as dining room) ensuite to bedroom one, family bathroom and gardens to two rear aspects. Viewing is essential to appreciate this property, call now to secure an appointment.

#### **FRONT ASPECT**

Boasting curb appeal, this detached property has lawn, block paved frontage leading to porch, side access and double garage.

#### **PORCH**

8'0" x 9'4"

A bright spacious porch with double glazed windows, central heated radiator and door into entrance hall.

#### **ENTRANCE HALL**

A spacious entrance hall flowing through the property, with doors leading to accommodation and store, also having central heated radiator.

#### **LIVING ROOM**

15'8" x 14'1"

Benefiting from dual aspect double glazed sliding doors, double glazed window to the front aspect, feature fireplace and central heated radiator.

#### **KITCHEN**

10'9" x 9'2"

Boasting a matching range of wall and base mounted units with work surfaces over, integrated double oven, hob, extractor, inset sink with drainer and mixer tap and dishwasher. Having double glazed window, central heated radiator and door to utility room.

£600,000

- NO CHAIN
- FANTASTIC DETACHED RESIDENCE ON SIZABLE PLOT
- THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS
- TWO BATHROOMS & UTILITY ROOM
- VERY SOUGHT AFTER CUL DE SAC IN KENILWORTH
- WELL PRESENTED THROUGHOUT





#### **UTILITY ROOM**

With space and plumbing for appliances, matching wall and base mounted units, inset sink with drainer and mixer tap. Having door and window into the sun room.

#### **SUN ROOM**

10'9" x 8'6"

A bright and versatile space with a range of double glazed windows, doors leading to both gardens, power and electric.

#### **GARDENS**

Benefiting from gardens to two aspects wrapping around the property, including paved seating areas, lawn, feature planter, & fenced boundary with mature shrubbery and gated side access.



#### **BEDROOM ONE**

12'1" x 11'5"

A good sized double bedroom with integrated wardrobe storage, double glazed window, door to ensuite and central heated radiator.

#### **ENSUITE**

Benefiting from walk in shower cubicle, low level WC, hand wash basin, central heated radiator and opaque double glazed window.



#### **BEDROOM TWO**

11'1" x 11'5"

A good sized double bedroom with double glazed window, integrated wardrobe storage and central heated radiator.

#### **BEDROOM THREE / DINING ROOM**

12'5" x 8'10"

A good sized double bedroom with double glazed window and central heated radiator. Currently utilized as a dining room.

#### **BATH & SHOWER ROOM**

6'10" x 8'2"

Spacious bathroom being partially tiled, including corner bath with mixer taps, low level WC, pedestal hand wash basin, opaque double glazed window, central heated radiator, & walk in shower cubicle.



#### **DOUBLE GARAGE WITH POWER/ELECTRIC**

18'4" x 16'11"

With up-and-over door to the front aspect, including power/electric, door to the garden and window.

#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Thickthorn Orchards, Kenilworth





Total Area: 146.1 m<sup>2</sup> ... 1573 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

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