



A beautifully presented and extended four bedroom detached property. Tucked away in this quiet cul-de-sac on the popular Timken Development. The property benefits from LOUNGE, DELIGHTFUL 21' OPEN PLAN KITCHEN/DINER, FAMILY ROOM, downstairs cloakroom, utility room, MAIN BEDROOM WITH BUILT IN WARDROBES and a RE-FITTED EN-SUITE, three further first floor bedrooms, 18' GARAGE WITH FURTHER OFF ROAD PARKING FOR FOUR CARS, Upvc double glazing, gas central heating with a REPLACEMENT BOILER FITTED IN 2021 and a private and enclosed rear garden with covered seating area with straw roof and a further covered seating area with tiled roof. Viewing is essential to fully appreciate the size, condition and location of this property. Fast Find - 13437, EPC - TBC



fast find
13437

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26 photos available
on our **Website**



2 floorplans available
on our **Website**

£365,000

3 Kitchener Close, DAVENTRY

Entered Via
Part opaque Upvc double glazed door into :-

Hallway 12'8" x 6'8" (3.86m x 2.03m)
A spacious and welcoming hallway with stairs rising to first floor landing, thermostatic control, radiator, under stairs storage cupboard, hanging space for coats, doors to all ground floor accommodation.

Lounge 14'0" into bay x 13'4" (4.27m into bay x 4.06m)
A generously sized room with feature fireplace with cast surround, marble base and hearth with inset gas fire, feature Upvc double glazed bay window to front aspect, two radiators, television point, telephone point, coved ceiling.

Cloakroom 6'4" x 3'0" (1.93m x 0.91m)
A re-fitted suite comprising of low level WC, wash hand basin and mixer tap built into a vanity unit with drawers, heated towel rail, full height tiling to all walls, ceramic tiled floor, recess spot lights, opaque Upvc double glazed window to front aspect.



Total area: approx. 147.9 sq. metres (1591.6 sq. feet)



Kitchen Diner 21'2" x 9'10" (6.45m x 3.00m)

The true heart of this family home is this delightful open plan kitchen/diner, the kitchen area benefits from a range of eye and base level units with work top over and drawer units, range style gas cooker with stainless steel extractor hood over, one and a quarter bowl sink and drainer with mixer tap, space and plumbing for dishwasher, tiling to water sensitive areas, recess spot lights, ceramic tiled floor, Upvc double glazed window to rear aspect with views over the rear garden, Upvc double glazed window to side aspect, radiator, door to utility room, the dining area has a continuation of the ceramic tiled flooring, recess spot lights, coved ceiling, part glazed double doors to family room.

Family Room 15'0" x 12'8" (4.57m x 3.86m)

A great addition to the property is this family room which has Upvc double glazed French doors opening out onto patio of the rear garden, two radiators, television point, recess spot lights, door to garage.

Utility Room 6'8" x 4'10" (2.03m x 1.47m)

Eye and base level units with rolled edge work top, radiator, a continuation of the ceramic tiled flooring from the kitchen, space and plumbing for washing machine and dryer, space for American style fridge/freezer, recess spot lights, radiator, hanging space for coats, part opaque Upvc double glazed door to side aspect, tiling to water sensitive areas.

Landing 12'6" x 10'2" (3.81m x 3.10m)

Access to loft space, white panel doors to all upstairs accommodation and airing cupboard which houses hot water cylinder.

Bedroom One 13'4" x 10'10" (4.06m x 3.30m)

A bright double bedroom with Upvc double glazed window to front aspect, radiator, built in double wardrobe, door to en-suite

Ensuite

Re-fitted suite comprising of low level WC, wash hand basin and mixer tap built into a vanity unit, shower cubicle with plumbed in shower, full height tiling to all walls, ceramic tiled floor, recess spot lights, extractor fan, heated towel rail, recess shelving, opaque Upvc double glazed window to rear aspect.

Bedroom Two 11'4" x 10'4" (3.45m x 3.15m)

Another double bedroom with Upvc double glazed window to rear aspect with views over the rear garden, radiator, built in double



wardrobe.

Bedroom Three 10'2" x 11'2" (3.10m x 3.40m)

A further double bedroom with Upvc double glazed window to rear aspect with views over the rear garden, radiator.

Bedroom Four 12'0" x 6'10" (3.66m x 2.08m)

Another lovely room with Upvc double glazed window to front aspect, radiator.

Bathroom 7'0 x 6'10 (2.13m x 2.08m)

A re-fitted white suite comprising of concealed unit WC and wash hand basin with mixer tap built into a vanity unit, P-shaped panel bath with mixer tap and plumbed in shower over with over sized shower head and hair washing attachment, full height tiling to all walls, recess spot lights, heated towel rail, ceramic tiled floor, electric shaver point, Upvc double glazed window to rear aspect.



Outside

Front

A low maintenance frontage which is made up of a block paved driveway for four cars leading to garage and front entrance.

Single Garage 18'0" x 8'6" (5.49m x 2.59m)

With metal up and over door, power and light connected, Upvc double glazed door into family room

Rear

A low maintenance rear garden with large paved patio area with lawned areas with block edging, raised covered patio with straw roof enclosed by balustrade, a second covered patio area with tiled roof, hard standing for wooden shed, outside tap, side access with gated access to front, enclosed by timber fencing.



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**Viewing strictly by
appointment with the agent**



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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