



Blackthorn Road, Kenilworth

Offers In The Region Of £595,000

- Spacious Three Bedroom Detached Bungalow
- Shower/Cloakroom
- Three Bedrooms, Two Doubles Both With fitted Wardrobes
- Extended Lounge/Dining Room
- Large Front Fore Garden With Driveway Parking & Garage
- Large Porch And Impressive Hall
- Energy Rating D - 61
- Modern Kitchen With Appliances Included
- Attractive Rear Garden
- Warwick District Council Tax Band D

Blackthorn Road, Kenilworth, CV8 2DS

A delightfully presented and spacious three-bedroom detached bungalow in a sought-after residential position, Close to Thorns School and yet within walking distance of the Town Centre of Kenilworth with its full range of facilities and amenities. The fully double glazed, gas centrally heated quality accommodation offers enclosed porch, spacious hallway, delightful extended lounge/dining room with feature marble fireplace, quality fitted kitchen with integrated appliances, two double bedrooms with fitted wardrobes and one single, re-fitted shower with separate shower room/w.c, attached single garage, block paved driveway and delightful landscaped private rear garden predominantly laid to lawn. The property is offered for sale with no chain and early vacant possession. This spacious and well-planned detached bungalow requires early inspection.



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D - 61

Council Tax Band: D



Approach

Over a block paved driveway to a

Enclosed Porch

1.60 x 3.72 (5'2" x 12'2")

With surrounding double glazed windows, ceiling light, vinyl floor, internal panelled and opaque glazed door into the

Entrance Hall

With wood laminate flooring, ceiling light, radiator, arch, airing cupboard housing the Worcester Greenstar boiler servicing the hot water and central heating, door to the

Cloakroom/Shower Room

1.68 x 1.65 (5'6" x 5'4")

With a refitted three-piece white suite with wall mounted encased w.c, wall mounted wash hand basin with chrome mixer tap, corner shower enclosure with mains fed shower with temperature control chrome attachments, vinyl flooring, opaque double glazed window to front, heated chrome towel rail.

Lounge

4.31 x 4.65 (14'1" x 15'3")

Lounge with feature living flame effect log electric fire with marble composite inset and hearth with white wood mantel and surround, ceiling light, four wall lights, radiator, double glazed window to side, arch to the dining room.

Dining Room

2.62 x 4.00 (8'7" x 13'1")

With sliding patio doors overlooking the attractive rear garden, full height window and two radiators.

Kitchen/Breakfast Room

3.74 x 3.21 (12'3" x 10'6")

Fitted with a range of matching cream shaker style base and wall units with brushed steel handles and marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated four ring gas induction hob with Bosch double oven and grill, Miele washing machine and fridge/freezer included in the sale, vinyl flooring, fitted two chair breakfast bar, radiator, LED downlighters, double glazed windows and door to the rear garden.

Double Bedroom One

3.59 x 4.01 (11'9" x 13'1")

With double glazed window to front, radiator, ceiling light, fitted wardrobes to one wall with hanging and shelving.

Double Bedroom Two

3.15 x 3.56 (10'4" x 11'8")

With double glazed window to front, radiator, ceiling light, three sets of built in double wardrobes with hanging rail and shelf over.

Bedroom Three

2.84 x 2.40 (9'3" x 7'10")

With double glazed window to rear, radiator, ceiling light, wall mounted reading light.

Main Shower Room

1.79 x 2.58 (5'10" x 8'5")

With a refitted three-piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central

mixer tap, corner shower enclosure with Mira electric shower, porcelain tiles to walls and bathroom laminate to floor, two frosted double glazed windows to rear, LED downlighters, extractor fan, wall mounted heated chrome towel rail.

Garage

6.66 x 2.45 (21'10" x 8'0")

With electric roller door to front with power and light connected, housing the electric isolation unit and electric and gas meters.

Rear Garden

Attractive rear garden predominantly laid to lawn and enclosed by perimeter fencing with side gated access and useful full width timber garden store to the other boundary. The borders are well stocked with a good variety of shrubs and plants with matching patio and pathway.

Front

To the front of the property is a block paved driveway with parking for two or three cars, wide lawned fore garden and well stocked borders with a variety of shrubs plants and small trees.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

168 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

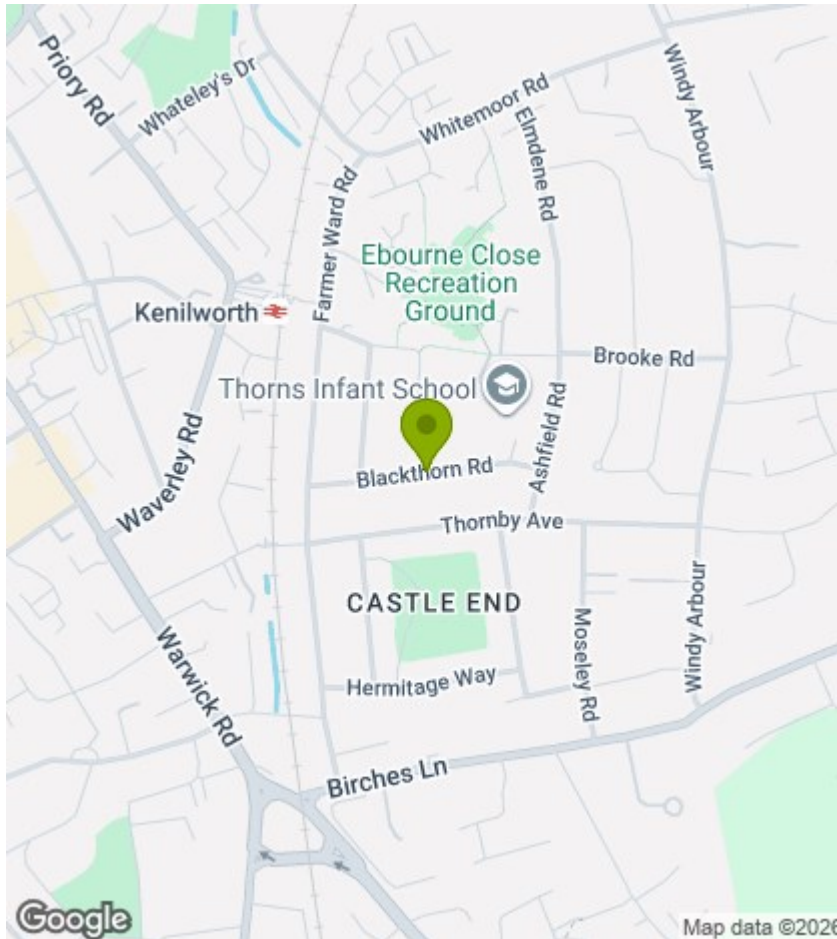
BT

Sky

Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 131.2 sq. metres (1412.6 sq. feet)

