



Tisdale Rise, Kenilworth

Offers In The Region Of £415,000

- Extended Three Bedroom Semi Detached House On Knights Meadow
- Separate Lounge
- Extended Refitted Kitchen With W.C And Utility Lobby Off
- Three Piece Bathroom
- Driveway Parking
- Reception Hall
- Energy Rating D - 61
- Three Bedrooms - Two Doubles
- Garage/Store & Southwest Facing Rear Garden
- Warwick District Council Tax Band D

Tisdale Rise, Kenilworth, CV8 2QU

An extended modern and re-fitted three-bedroom semi-detached house, located on the popular Knight's Meadow estate, being deceptively spacious with double glazing and gas fired central heating. The accommodation comprises; reception hall with staircase rising to first floor, attractive lounge, large re-fitted kitchen/dining room with integrated appliances, utility lobby, cloakroom w.c, and conservatory. To the first-floor landing, three bedrooms - two doubles, fully fitted family bathroom with shower, integral single garage/store, driveway parking to front and attractive southwest facing rear garden. The property is located in the Thorns/Park Hill and Kenilworth secondary school catchment. Internal inspection is recommended.



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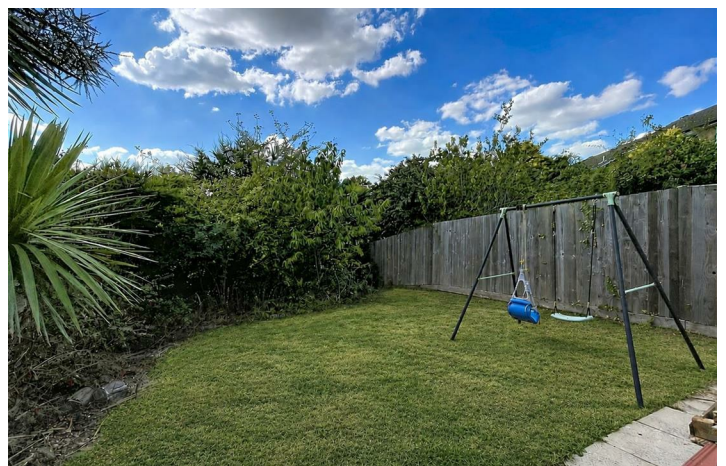


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D - 61

Council Tax Band: D



Approach

Over a paved and Cotswold stone gravelled driveway to an open pitched tiled canopy porch with outside courtesy light, upvc double glazed front door into the

Reception Hall

With wood laminate flooring, radiator, cupboard concealing the electric isolation unit and gas meter, stairs rising to the first floor, ceiling light, door to

Lounge

4.60m x 3.36m (15'1" x 11'0")

With wood laminate flooring, upvc double glazed bow window to front, coving, ceiling light, radiator, wall mounted t,v point, door to

Kitchen/Dining Room

3.23m x 6.78m (10'7" x 22'2")

Comprehensively fitted with a range of matching handleless grey matt base and wall units with 15mm quartz effect work surfaces with matching up-stands, feature sink with chrome mixer tap, integrated full height fridge and separate freezer, under counter fan assisted electric oven with four ring induction hob with feature illuminated extractor hood over, integrated dishwasher, LED downlighters, opening to the dining area with two ceiling lights, wood laminate flooring, door to conservatory, vertical radiator, double glazed window to rear, opening to the

Rear Lobby

With useful under stairs utility area with plumbing for washing machine, door to garage and door to

Cloakroom W.C

With a low-level w.c, vanity wash hand basin with cupboard below and central mixer tap, heated chrome towel rail, opaque double-glazed window to side, LED downlighter, extractor fan, wood laminate flooring.

Integral Garage Store

2.89m x 2.64m (9'5" x 8'7")

With metal up and over door to front, useful eaves storage, cupboard concealing the electric meter.

Conservatory

2.49m x 2.58m (8'2" x 8'5")

Surrounding double glazed windows with french doors onto the patio, pitched polycarbonate roof.

First Floor Landing

With opaque double-glazed window to side, ceiling light, access to insulated roof space, airing cupboard housing the Baxi Assure combination boiler servicing the hot water and central heating, vented through the loft.

Double Bedroom One

4.37m x 2.39m (14'4" x 7'10")

With double glazed window to front, radiator, ceiling light with fan, built in white wood wardrobes with hanging and useful cupboards over.

Double Bedroom Two

2.81m x 2.49m (9'2" x 8'2")

With double glazed window to rear, ceiling spot lights, built in wardrobes, sliding mirrored doors, twin hanging rail and shelf over.

Bedroom Three

3.00m x 1.84m (9'10" x 6'0")

With double glazed window to front, radiator, ceiling light, useful built in over stairs storage.

Family Bathroom

1.70m 1.84m (5'6" 6'0")

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with fixed glazed shower screen, Bristan electric shower, ceramic tiling to splash back to bath, opaque double glazed window to rear, down lighters, vinyl floor and extractor fan.

Rear Garden

Fully enclosed by perimeter fencing and predominantly laid to lawn.

Front

To the front of the property is a graveled and paved driveway with parking for two cars.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures And 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.

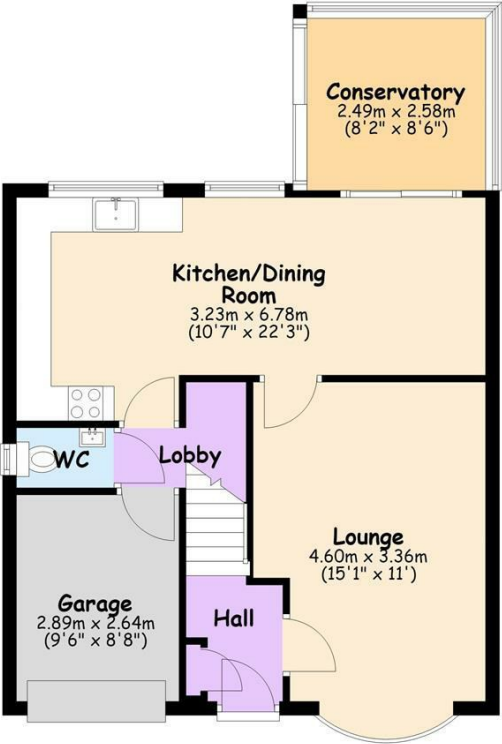
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

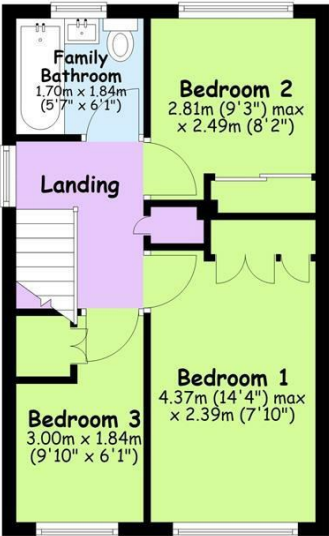
Ground Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.