





Property Description

Tucked away in an exclusive cul-de-sac of just four homes, this delightful two-bedroom semi-detached bungalow enjoys a convenient setting close to both Kenilworth town centre and the railway station.

Positioned just off Farmer Ward Road, the property is offered with the advantage of no upward chain, making it an ideal choice for those seeking a straightforward move.

The accommodation comprises a welcoming entrance hallway, a well-appointed kitchen, and a spacious lounge/dining room perfect for both relaxing and entertaining. An inner hallway leads to two generously sized double bedrooms, with the second bedroom benefiting from direct access to a conservatory that provides additional living space and views over the garden. A modern shower room completes the internal layout.

Externally, the property boasts a private rear garden designed for ease of maintenance, offering a peaceful outdoor retreat with a good degree of seclusion. To the front, there is ample off-road parking for two to three vehicles, together with a useful side carport. Further benefits include double-glazed windows throughout, with mains gas available nearby should a purchaser wish to convert.

Approach

A private road leading onto tarmac driveway into exclusive 4 property development

Entrance Hallway

With quality laminate flooring and useful storage cupboard leading to living room and archway to kitchen

Kitchen

The kitchen is attractively appointed with a range of cream cabinets providing ample storage, finished with marble-effect worktops and matching splashback tiling. Integrated appliances include an Indesit induction hob with extractor canopy above, while there is designated space for a washing machine, slimline dishwasher and upright fridge freezer. Additional features include a breakfast bar, stainless steel sink with mixer tap, wood-effect flooring, a side-facing window providing lots of natural light, in addition to an electric storage heater.

Living/ Dining Room

Natural light floods the room through an attractive bay-style window to the front elevation. The focal point is an electric stove set within a feature fireplace, complete with a tiled hearth and timber surround. Additional features include laminate flooring, decorative coving, television point, twin ceiling light fittings, and a wall-mounted electric storage heater in addition to a doorway providing access to the adjoining bedrooms

Bedroom 1

With a rear-facing window, ceiling light, wall-mounted electric panel heater, and fitted wardrobes with a mirror.

Bedroom 2

Featuring wood-effect laminate flooring, a ceiling light point, telephone connection, and a Creda electric storage heater. Double-glazed French doors open directly into the adjoining conservatory.

Garden Room

The garden room enjoys an abundance of natural light through its surrounding uPVC double-glazed windows, with French doors providing direct access to the patio and garden. With a vaulted glazed roof and roof vent it offers a great sense of space, while a ceiling light and fan, together with a wall-mounted Sunhouse electric heater, ensure comfort throughout the year. The perfect spot for quiet time and receiving guests.

Rear Garden

The rear garden has been thoughtfully designed for ease of upkeep, featuring extensive paved areas ideal for outdoor seating and entertaining. Decorative gravel sections and well-stocked planting borders add colour and interest throughout, while artificial lawn areas provide year-round practicality. A substantial storage shed, complete with power and lighting, offers excellent workshop or storage space.

Carport

To the side of the property is a covered carport with secure timber doors, providing additional parking or storage options. Equipped with power, lighting, an outside water supply with wash basin, storage facilities and a polycarbonate canopy roof, it serves as a highly versatile and functional space.

Front Aspect

A gravelled frontage, complemented by block-paved surface that provide parking for up to three vehicles. The garden also features a mature oak tree, protected under a Tree Preservation Order.





Total floor area 63.5 m² (684 sq.ft.) approx

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29 Warwick Road
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EPC Rating: D Council Tax
Band: A

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Tenure: Freehold



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