



## Fernhill Close, Kenilworth

£550,000

- Three Bedroom Detached Bungalow
- Fitted Breakfast Kitchen With Appliances
- Rear Lounge And Garden Room
- Double Width Driveway And Single Garage
- Offered With No Onward Chain
- Highly Regarded Cul De Sac Close To Old High Street
- EPC Rating D - 67
- Bathroom With Separate Shower Cubicle
- Attractive Rear Garden With Summerhouse
- Warwick District Council Tax Band D

# Fernhill Close, Kenilworth, CV8 1AN

Situated within the highly regarded Fernhill Close cul-de-sac in Kenilworth, this well-presented three bedroom detached bungalow offers comfortable single-storey living in a sought-after residential location. Benefitting from double glazing and gas central heating with a modern combination boiler, the property is offered for sale with no onward chain.

The accommodation comprises an enclosed porch leading into a welcoming reception hallway. To the rear, a spacious lounge features an attractive fireplace and French doors opening directly onto the patio and rear garden, creating an ideal space for both relaxation and entertaining. The modern shaker-style kitchen is fitted with a range of units and integrated appliances, and flows through to a pleasant garden room.

There are three bedrooms and a four-piece bathroom suite, incorporating a separate shower cubicle.

Externally, the property benefits from a double width block paved driveway providing ample off-road parking and leading to a single side garage. The rear garden is a particular feature, having a generous paved patio area, formal lawn, mature shrub borders and a charming summer house.

An excellent opportunity to acquire a detached bungalow in a prime Kenilworth location, early viewing is highly recommended.



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D - 67

Council Tax Band: D



## Approach

The property is approached across a double width block paved driveway that leads to the attached side garage. A pathway leads to the porch

## Porch

Having a tiled floor and door to

## Hallway

The central hallway has a radiator, access to loft void and doors off to:

## Lounge

4.48m x 3.71m (14'8" x 12'2")

French doors to the rear and a marble effect fireplace with an Adams style surround and an electric fire. Radiator.

## Kitchen

5.19m x 2.72m (17'0" x 8'11")

Fitted with a stylish range of cream shaker-style wall and base units, complemented by black granite-effect work surfaces incorporating an inset stainless steel sink unit with mixer tap, positioned beneath the rear-facing window. Integrated appliances include a dishwasher, while a five-burner gas hob with extractor canopy over and a built-in double oven provide excellent cooking facilities. A fridge freezer is neatly set within a run of floor-to-ceiling units.

Further features include tiled splashbacks, a radiator and contemporary laminate flooring, with a door leading through to the garden room.

## Garden Room

6.56m x 2.27m (21'6" x 7'5")

Having a tiled floor, twin radiators, access to the garage and French doors to the rear garden.

## Bedroom One

4.09m x 3.20m (13'5" x 10'5")

Bow window to the fore with a radiator beneath.

## Bedroom Two

3.51m x 2.72m (11'6" x 8'11")

Window to the fore and a radiator.

## Bedroom Three

2.07m x 3.20m (6'9" x 10'5")

Window to the side with a radiator beneath.

## Four Piece Bathroom

Having a panel bath, pedestal wash and basin, close couple WC and a corner shower cubicle with a thermostatic shower. Tiling to splashback and floor,

radiator and heated towel rail. Window to the side and a medicine cabinet.

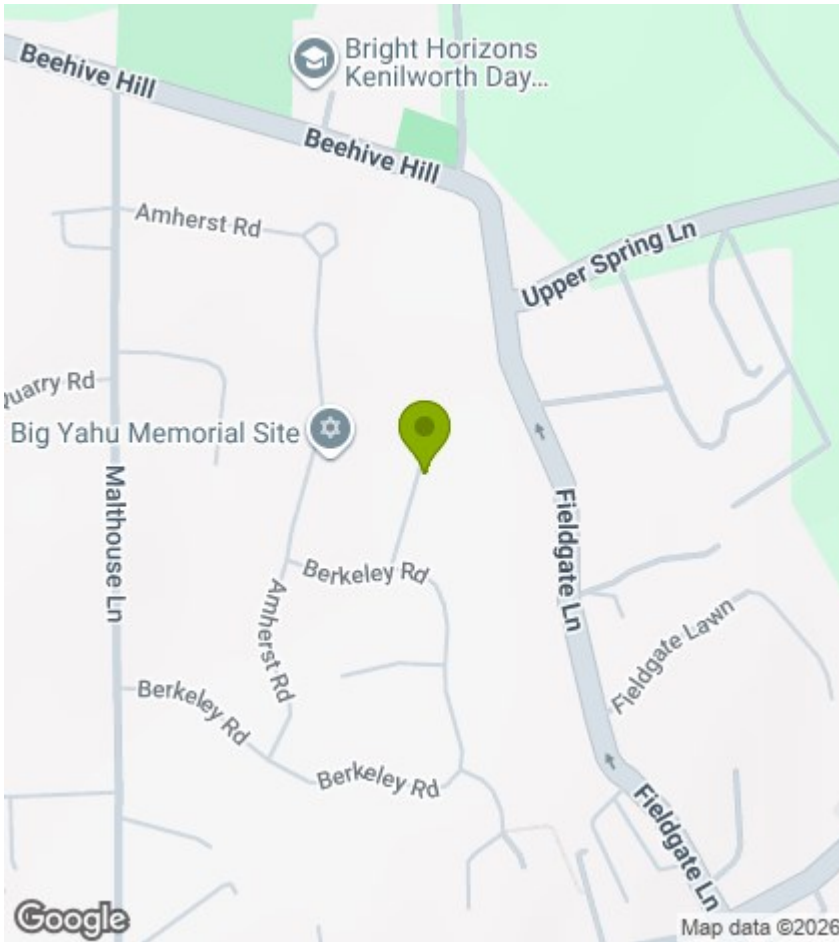
## Garage

4.89m x 2.27m (16'0" x 7'5")

With up and over door, power and lighting and plumbing for an automatic washing machine.

## Rear Garden

Having a generous patio leading directly from the house and pathways that lead to the formal lawn. At the head of the garden is a summer house whilst to the side is that a built-in timber shed. Outside tap and lighting.



## Viewings

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

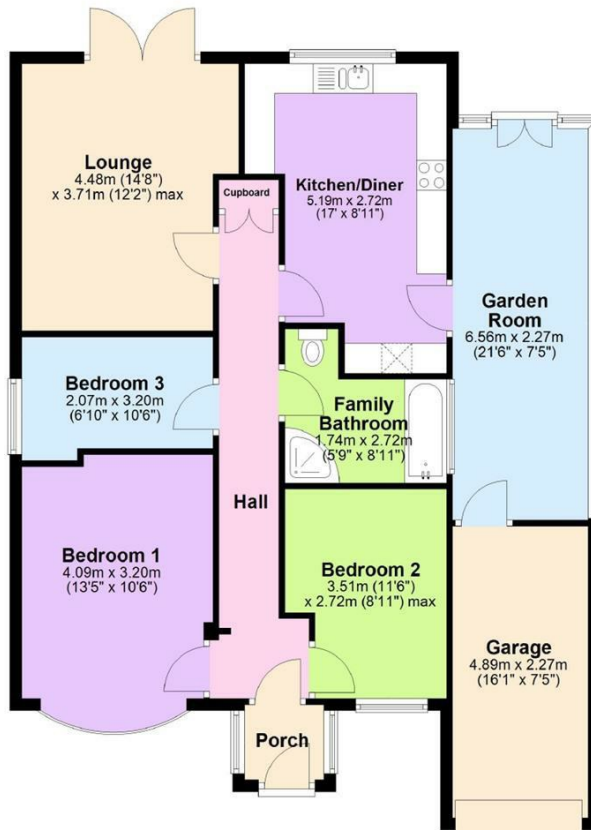
## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>67</b>               | <b>76</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

### Ground Floor

Approx. 109.1 sq. metres (1174.2 sq. feet)



Total area: approx. 109.1 sq. metres (1174.2 sq. feet)