



## 17 Convent Close | | Kenilworth | CV8 2FQ

An opportunity to purchase this quietly located and immaculately presented detached bungalow in a cul de sac location within easy reach of Kenilworth's social and shopping amenities. The property benefits from a sunny south facing garden having been professionally landscaped for low maintenance, there is plenty of parking plus a garage along with two double bedrooms, a re-fitted bathroom, a stylish lounge and dining room plus a spacious, well planned modern kitchen. This super home is ready move into and must be viewed to be appreciated.

£475,000

- Detached Bungalow
- Two Double Bedrooms
- Modernised Kitchen and Bathroom
- Private, Landscaped Garden



## Property Description

### DOOR TO

### SPACIOUS ENTRANCE HALL

A welcoming entrance hall with radiator, telephone point, smoke detector and central heating thermostat.

### LOUNGE

16' 5" x 11' 2" (5m x 3.4m)

A light and airy reception room having two wall light points, feature fireplace with gas fire and radiator. Door to rear garden terrace.

### DINING ROOM

9' 10" x 6' 7" (3m x 2.01m)

With radiator, built in storage cupboard and French doors providing direct access to sunny rear terrace.

### KITCHEN

16' 5" x 5' 6" min (5m x 1.68m)

Having an extensive range of modern cream cupboard and drawer units including deep pan drawers and matching wall cupboards. Integrated appliances to include Indesit slimline integrated dishwasher, Bosch four ring gas hob with extractor hood over, Bosch double oven under, wall mounted built in microwave and fridge/freezer. Two walk in large storage cupboards, space and plumbing for washing machine. Side entrance door.

### BEDROOM ONE

11' 11" x 11' 5" (3.63m x 3.48m)

With bay window, radiator and built in bedroom furniture to include fitted wardrobes, bedside tables and tall boy drawer unit.

### BEDROOM TWO

11' 11" x 9' 10" (3.63m x 3m)

A second double bedroom with radiator.

### **BATHROOM**

7' 0" x 6' 8" (2.13m x 2.03m)

A modern re-fitted bathroom with large walk in shower and glazed screen, vanity wash basin with cupboards under and concealed cistern w.c., complementary tiling and access to roof storage space.

### **OUTSIDE**

#### **PARKING**

There is a large driveway to the front and side of the property providing parking for several vehicles.

### **SINGLE GARAGE**

With light and power.

### **REAR GARDEN**

The delightful rear garden has been professionally landscaped in order to provide low maintenance whilst also enjoying privacy. There is a full width south facing rear terrace where there is plenty of room for relaxation and outdoor 'al fresco' dining. Wrought iron railings are an attractive feature around this terrace with a gate and steps that then lead down to a secluded garden with slate chippings, mature hedging and railway sleepers. This part of the garden can also provide a shady corner when the weather is warm.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

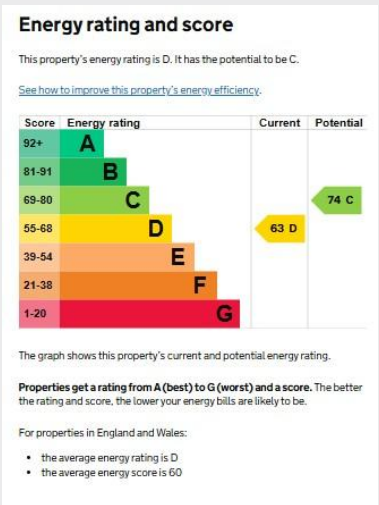
Strictly by appointment

# Contact Details

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Total area: approx. 80.9 sq. metres (871.2 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements