



Tulip Tree Avenue, Kenilworth

£495,000

- Three Bedroom Linked Detached Bungalow
- Extended Breakfast Kitchen
- Extended Living/Dining Room
- Five Piece Bathroom with Shower
- Attractive Rear Garden, Garage & Parking
- Spacious Porch & Reception Hall
- Energy Rating D
- Study/Bedroom Three
- Two Double Bedrooms & Single Third Bedroom
- Warwick District Council D

Tulip Tree Avenue, Kenilworth, CV8 2BU

A spacious, extended, and superbly located three-bedroom linked detached bungalow in a quiet residential position, with a good plot and lovely rear garden, just off Windy Arbour and within close walking distance of local convenience shops, good bus routes, and the town centre. This property is offered for sale with no chain and immediate vacant possession. It features full double glazing and gas-fired central heating. The accommodation benefits from a large porch and reception hallway, an extended living/dining room, an extended breakfast kitchen, a study/bedroom three, two double bedrooms, and a five-piece bathroom. Additionally, there is a well-kept rear garden, a block-paved driveway leading to a single garage, and a lawned front garden. Early viewing is advised.



3



1



1



D - 65

Council Tax Band: D



Approach/Enclosed Porch

Approached via a block paved driveway, the front door, featuring matching leaded glazing, opens into a spacious porch with a ceramic-tiled floor, ceiling light, and a paneled glazed door leading into the

Hallway

Spacious square reception hall with a central ceiling light, radiator, and temperature control clock for the central heating. There is a panelled door leading to a useful storage/cloaks cupboard with hanging rail and shelving, as well as another airing cupboard with slatted shelving. A panelled door leads through to the

Lounge/ Dining Room

7.06 x 4.27 (23'2" x 14')

With bow window to front, radiator, two ceiling lights, two wall light points, further radiator, feature living flame effect coal gas fire with decorative brass trim and grate, with marble mantle and hearth, t.v point, sliding patio doors overlooking the attractive rear garden, door to

Study/Bedroom 3

2.45 x 2.40 (8' x 7'10")

With a window to the rear, a ceiling light and a radiator.

Kitchen

4.09m x 2.93m (13'5" x 9'7")

The kitchen is comprehensively fitted with a range of matching cream matte vinyl-effect base and wall units, complete with a pull-out pantry drawer and brushed steel handles. It features granite-effect rounded-edged work surfaces and a single-drainer stainless steel sink with a chrome mixer tap. Integrated appliances include a Lamona fan-assisted oven and grill, a four-ring stainless steel gas hob, and an illuminated stainless steel extractor hood above. There is also a slimline dishwasher, as well as space and plumbing for a washing machine and an upright fridge freezer. The kitchen features ceramic splashback tiling, LED downlighters, spotlighting, a radiator, and a ceramic tiled floor. Additionally, there is space for a breakfast table, and a window and door lead to the rear.

Double Bedroom One

4.16m x 3.28m (13'8" x 10'9")

With a rear window, radiator, and a range of built-in matching bedroom furniture comprising a vanity table with drawers, two sets of double wardrobes, and one single wardrobe with matching cupboards over.

Bathroom

3.78m x 2.19m (12'5" x 7'2")

With a five-piece white suite including a low-level W.C., pedestal wash hand basin, bidet, corner panelled bath, and a spacious shower enclosure fully tiled with a bi-folding shower screen. It features a mains-fed shower with a ceiling light and extractor fan, ceramic tiled floor and walls, and access to an insulated and part-boarded loft space with a retractable ladder. The loft also houses the combination boiler servicing the hot water and central heating, vented through the loft. There are two windows to the side, a heated chrome towel rail, and a mirrored vanity cabinet.

Double Bedroom Two

3.44m x 3.35m (11'3" x 10'12")

With a leaded bow window to the front, radiator, built-in wardrobe with hanging rail and shelving.

Rear Garden

An attractive feature of the property is the rear garden, which has a wall and side perimeter fencing. The garden is predominantly laid to lawn and features a full-width pathway and patio, along with well-stocked borders filled with a variety of shrubs and well-kept plants. There is useful, secure side-gated access, and the garden enjoys a pleasant aspect that is not overlooked. Additionally, there is a low-level brick tool shed and a wrought iron gate providing side pedestrian access. An extra patio is located at the top of the garden.

Front

To the front of the property there is a block-paved driveway with a matching pathway, inset lawned fore garden and front flower border.

Garage

Featuring an electric roller door at the front, with power and light connections, it also houses the electric isolation unit along with the electric and gas meters.

Tenure

The property is freehold.

Services

All main services are connected;
Mobile coverage

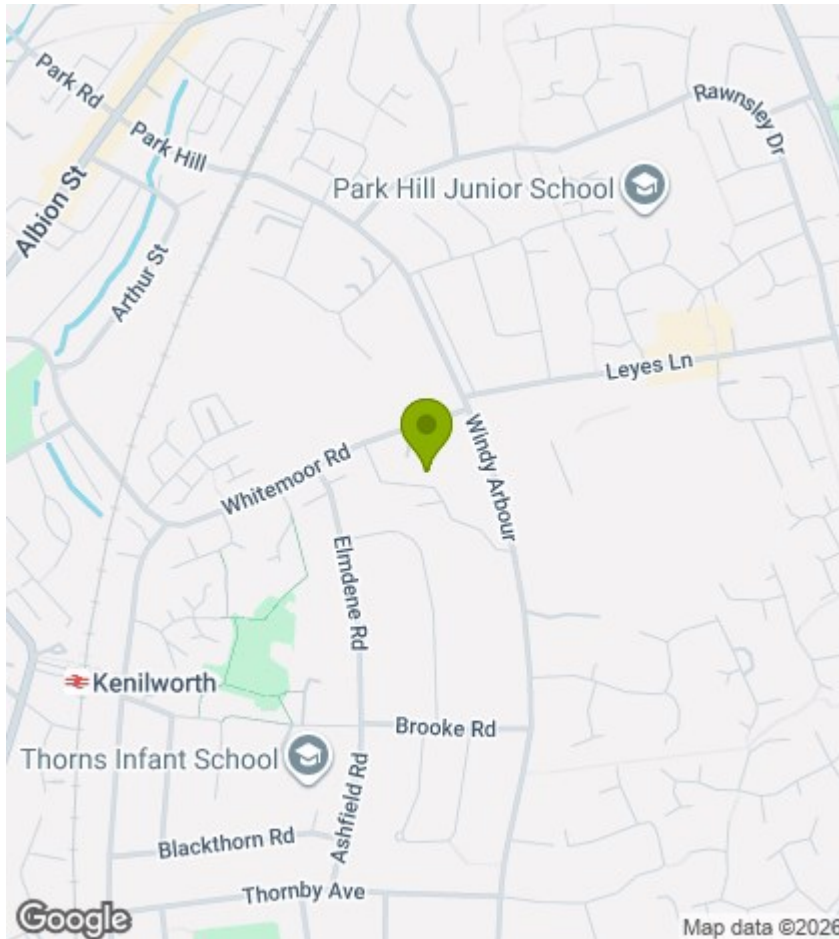
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
67 Mbps
Ultrafast
1000 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	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

