BOOTHROYD
& Company

Frythe Close, Kenilworth

Open To Offers £470,000

- Spacious Three Bedroom Semi Detached Bungalow
- Breakfast Kitchen
- Living Dining Room with Conservatory Off
- Ensuite & Bathroom
- Garage Parking & Private Rear Garden
- Reception Hall
- Energy Rating D - 64
- Three Good Bedrooms
- Separate Study
- Warwick District Council Tax Band E

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Frythe Close, Kenilworth, CV8 2SY

This spacious and well-proportioned three-bedroom semi-detached bungalow is located in a desirable cul-de-sac on the east side of Kenilworth. The property features full double glazing and gas-fired central heating and is being sold with no upward chain.

The accommodation includes a reception hallway, a living/dining room, a conservatory, and a spacious breakfast kitchen. There are three good-sized bedrooms, one with an en-suite shower room, as well as an additional bathroom and a separate study.

Outside, the property boasts a private and well-maintained rear garden, a generous patio area, and a garage with off-road parking for two cars.

3 1 1 D - 64 Council Tax Band: E

Approach
Over a block paved driveway to a hardwood panelled door with a matching full height inset, into the

Reception Hall
A long reception hall features coving, a smoke alarm, and two radiators. There is a built-in storage cupboard with double doors, which includes a hanging rail and a shelf above. Additionally, the hall has a door leading to an airing cupboard containing a lagged copper cylinder and slatted shelving. It also provides access to the insulated roof space.

Breakfast Kitchen
Comprehensively fitted with a range of matching cream shaker style base and wall units with marble effect rounded edge work surfaces with peninsular breakfast bar with two stools, integrated under counter fan assisted oven and grill with four ring gas hob and illuminated inglenook style concealed extractor hood above, under counter fridge, integrated dishwasher, space and plumbing for washing machine, space for large upright fridge freeze, windows to side and front, ceramic tiling to floor radiator, ceiling downlights, one and a half bowl composite sink with mixer tap.

Living Room/ Dining Room
Featuring two radiators and a window to the rear, the room also has a brick chimney and a quarry-tiled hearth. There is a TV point and a dining area with space for a large table, with patio doors leading into the garden.

Conservatory
Attractive conservatory with a terrace, grey powder coating, glazed lantern, and double doors leading onto the patio.

Double Bedroom One
Featuring windows at both the front and rear, this bedroom includes a range of built-in furniture with matching wardrobes and overhead storage, along with a door to

Ensuite
With a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, walk in shower enclosure with mains fed shower, ceramic tiling to walls, vinyl floor, opaque double glazed window to rear, radiator, downlighters.

Double Bedroom Two
With double glazed window to front, ceiling light, radiator.

Bedroom Three
The room features a radiator, a ceiling light, and a window facing the front.

Study
There is a step down to the radiator, with windows leading into the lounge and conservatory.

Bathroom
Featuring a three-piece white suite, including a low-level W.C., pedestal wash hand basin, and panelled bath with a chrome mixer tap. The walls are ceramic tiled, and the floor is vinyl. There is an opaque double-glazed window to the rear, a radiator, and a ceiling light.

Rear Garden
The property is fully enclosed by perimeter fencing and is not overlooked. It features a full-width patio with three steps leading to a raised area with artificial turf, a large shed, a workshop, useful side gated access, and a pedestrian door into the garage. There is also a footpath connecting Frythe Close to Kenilworth Golf Course.

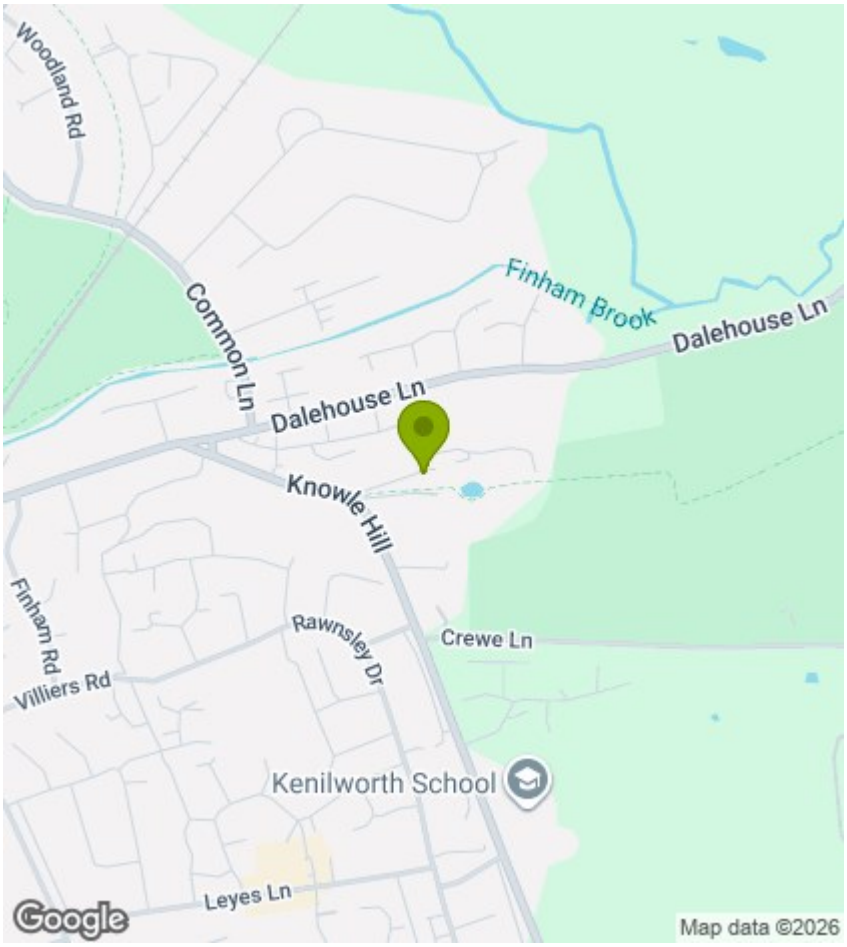
Garage
Featuring a metal up-and-over door at the front, with power and light connected, there is also a rear pedestrian door and a wall-mounted Worcester Greenstar boiler.

Front
At the front of the property is a block-paved driveway with parking for two cars, along with an inset foregarden featuring a variety of shrubs and plants.

Tenure
The property is freehold.

Services
All mains services are connected

Fixtures & Fittings

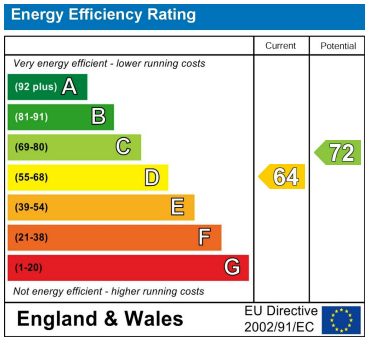


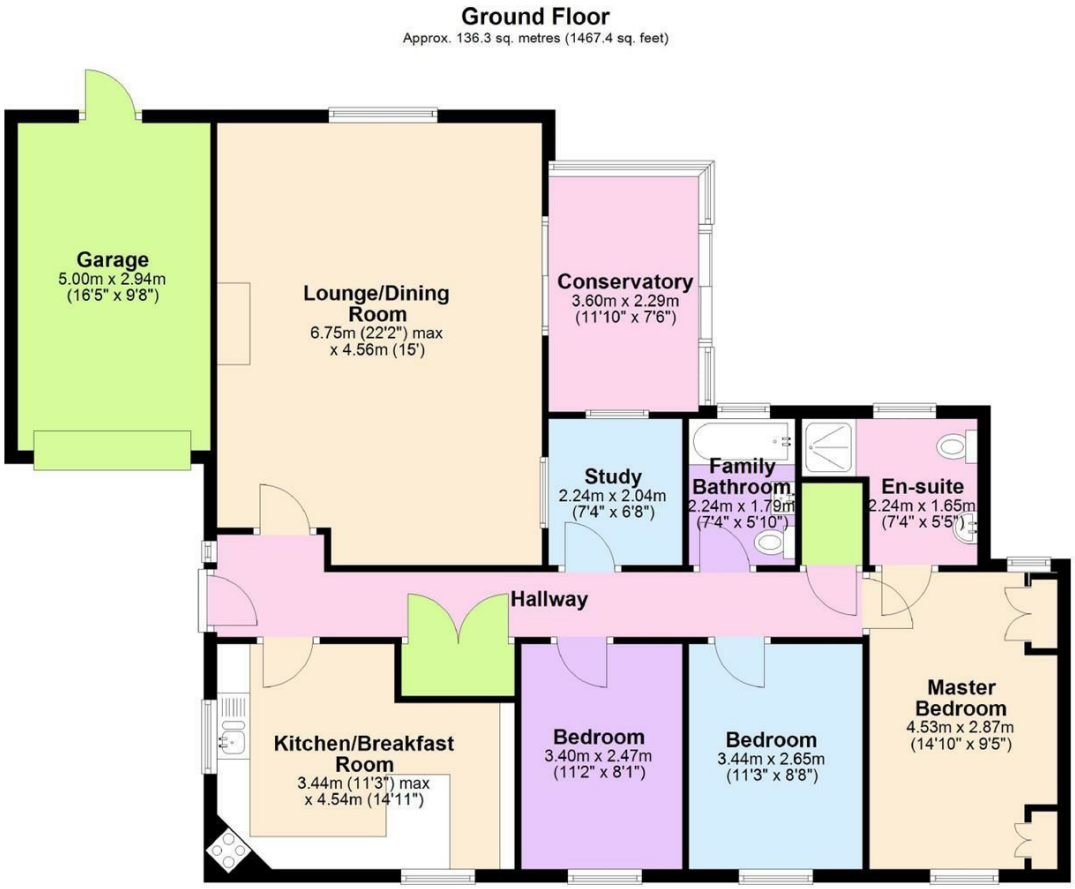
Viewings

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

EPC Rating:

D





Total area: approx. 136.3 sq. metres (1467.4 sq. feet)

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