



Newfield Avenue, Kenilworth. Warwickshire. CV8 2AU

£725,000

- Attractive Three/Four Bedroom Detached Bungalow
- Completely Refurbished throughout
- Extended Kitchen/Family Room With Utility Room
- Generous Driveway And Garden Office/Pod
- Highly Regarded Road Close To Kenilworth Secondary School
- Offered With No Onward Chain
- EPC Rating C - 69
- Two En-Suite Showers Room And Family Bathroom
- Gas Central Heating And Double Glazing
- Warwick District Council Tax Band E

Newfield Avenue, Kenilworth, CV8 2AU

An attractive and significantly improved three/four bedroom detached bungalow occupying a sought-after position within a highly regarded cul-de-sac on the southern side of Kenilworth. Ideally situated for access to Kenilworth School and local amenities, this superb home has been extended and comprehensively refurbished to an exceptional standard throughout. Benefiting from double glazing and gas central heating, the accommodation is arranged around a central reception hallway. There are three/four well-proportioned bedrooms, two of which benefit from en suite shower rooms, together with a stylish family bathroom.

To the front of the property is a formal lounge, whilst to the rear is a stunning open-plan kitchen and family room forming the heart of the home. Beautifully appointed with a range of quality matte units, integrated appliances and a central island, the kitchen seamlessly flows into the family area, where patio doors open onto the rear garden, creating a wonderful space.

Outside, the property enjoys a private rear garden incorporating a useful cabin/pod, suitable for a variety of uses including a home office, studio or hobby room. To the front, a generous driveway provides extensive off-road parking for several vehicles. Offered for sale with no onward chain, this exceptional bungalow must be viewed internally to be fully appreciated.



Council Tax Band: F



Hallway

Entered through a composite door and having a radiator, thermostat and hardwood doors off to:

Lounge

Window to the fore with a radiator beneath and a door into the kitchen.

Fitted Kitchen/Family Room

Beautifully appointed with an extensive range of contrasting grey wall and base units, complemented by quartz stone countertops and matching upstands. The kitchen features a double Belfast sink with mixer tap, integrated dishwasher and fridge freezer, together with a useful built-in pantry. A central island with solid wood block work surface forms the focal point of the room, incorporating pan drawers, a wine cooler and breakfast bar seating. Patio doors and a window overlook and provide access to the rear garden and patio, whilst a door leads through to the utility room.

Utility Room

Fitted with a single bowl sink unit with mixer tap and plumbing for an automatic washing machine. Radiator, frosted window and door leading through to the study/bedroom four.

Study

Window to the fore with a radiator beneath.

Bedroom One

Window to the fore with a radiator beneath and a door into the en-suite.

En Suite Shower Room

Fitted with a walk-in shower incorporating a thermostatic shower, vanity wash hand basin and concealed-cistern WC. A frosted window provides natural light, whilst tiled flooring and tiled splashbacks complete the room.

Bedroom Two

Window to the rear and a radiator.

Bedroom Three

French doors onto the rear garden, radiator and door into the en suite shower room.

En Suite Shower Room

With a walk in shower with a thermostatic shower, vanity wash hand basin and a concealed cistern wc. Tiled floor and splashbacks, shaver point and a heated towel rail.

Bathroom

Fitted with a freestanding bath, wall-hung wash hand basin and close-coupled WC. Complemented by tiled splashbacks and a shaver point.

Rear Garden

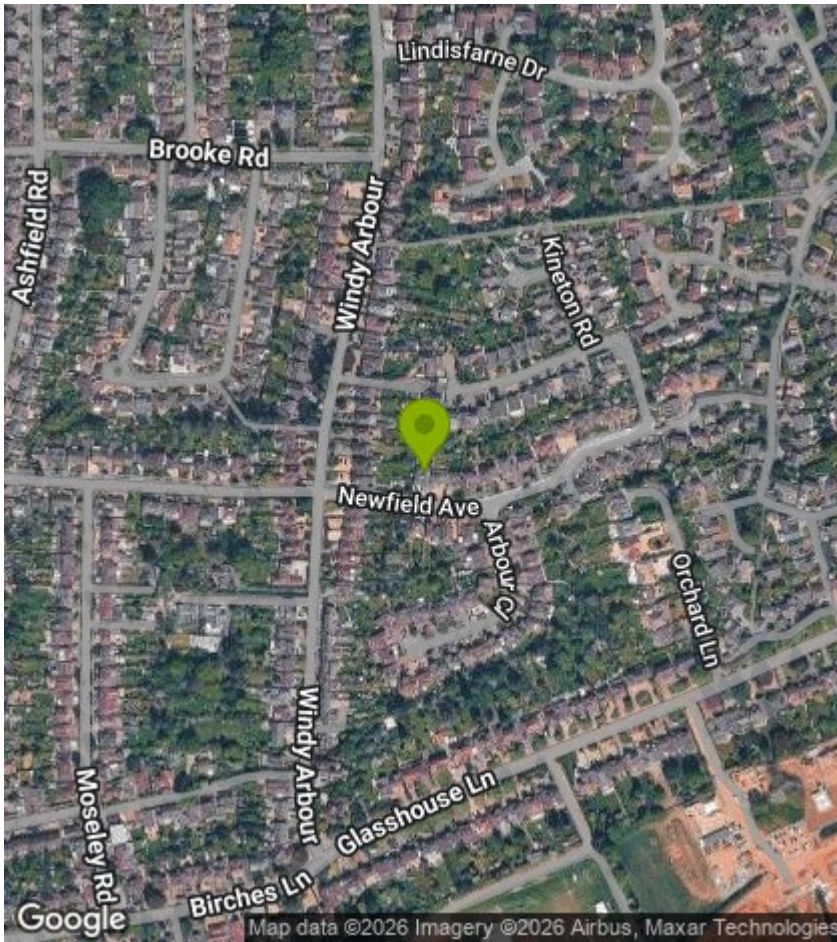
With side pedestrian Access. Generous patio that flows into the formal lawn. Electricity point and outside tap.

Garden Cabin

Having power and lighting provided.

Tenure

The property is freehold.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 131.8 sq. metres (1418.9 sq. feet)



Total area: approx. 131.8 sq. metres (1418.9 sq. feet)