



4 Sunshine Close

, CV8 1FJ

- Quality Corner Detached Bungalow
- Large Enclosed Porch & Hall
- Refitted Kitchen With Siemens Appliances
- Large Living/Dining Room

Asking Price Of £550,000





THE PROPERTY

A high quality detached bungalow situated on a spacious corner plot on the Sunshine Estate, close to Kenilworth town centre with its full range of facilities and amenities. The accommodation, with generously proportioned rooms comprises: entrance porch, reception hall, impressive living/dining room, refitted kitchen, two good double bedrooms, additional good size single bedrooms, two with built in quality Hammonds wardrobes, luxury refitted shower room. Outside the property has gardens to all sides with areas of lawn and paved terracing. To the front of the property is a driveway and a good size single garage with new electric door.

APPROACH

Over a block paved driveway with outside light, double glazed and leaded front door with matching frosted, leaded, double glazed windows into the

LARGE ENTRANCE PORCH

With inset mat well, feature georgian style pillars, radiator, internal panelled and glazed door into the

SPACIOUS RECEPTION HALL

With radiator, coving, ceiling light, wall light, door to a useful storage cupboard with slatted shelving, opaque double glazed and leaded window to front, door to the

LOUNGE/DINING ROOM

24' 5" x 19' 11" (7.46m x 6.09m) A spacious room with

feature living flame effect coal gas fire with inset composite marble hearth with white wood mantel and surround, coving, two wall lights, two ceiling lights, two radiators, leaded double glazed window and french doors onto the patio, dining area with original parquet flooring, corner leaded and double glazed window.

REFITTED KITCHEN

14' 0" x 10' 0" (4.28m x 3.05m) Comprehensively refitted with a range of matching cream high gloss fronted base and wall units with long brushed steel handles and black marble effect rounded edge work surfaces with one and a half bowl black granite composite sink with mixer tap, quality integrated appliances to include a Siemens eye level fan assisted oven with Siemens combination microwave and warming drawer, Siemens induction hob with concealed illuminated extractor hood above, Siemens integrated dishwasher and larger fridge freezer, integrated Siemens washing machine, leaded and double glazed window and door to the rear, coving, LED down lighters, black ceramic tiling to splash back with contrasting white grout, cupboard concealing the modern condensing boiler servicing the hot water and central heating.

DOUBLE BEDROOM ONE

14' 0" x 12' 1" (4.28m x 3.69m) With corner leaded and double glazed sunshine window, range of built in quality Hammonds wardrobes, chest of drawers and matching bedside tables.

DOUBLE BEDROOM TWO

14' 0" x 12' 0" (4.28m x 3.67m) With leaded and double glazed corner sunshine windows, quality Hammonds built in wardrobes, chest of drawers, and matching bedside tables, radiator.

DOUBLE BEDROOM THREE

9' 1" x 8' 11" (2.79m x 2.74m) Double glazed window to front, radiator, coving, ceiling light.

REFITTED SHOWER ROOM

8' 11" x 7' 4" (2.74m x 2.24m) Quality white suite with high level w.c, vanity wash hand basin with cupboard below, large walk in shower cubicle with mains fed shower with matching chrome attachments and twin shower heads, vanity cabinet, heated chrome towel rail, porcelain tiles to walls and floor, ceiling light, opaque leaded double glazed window to rear.

GARAGE

16' 7" x 13' 6" (5.07m x 4.14m) With new Hormsann electric up and over door to front, power and light connected with useful shelving and connecting door into the entrance porch.

GARDENS

Attractive gardens to three sides laid to patio and lawn with well kept borders.

FRONT

To the front is a block paved driveway with parking for two/three cars and space for storage of a caravan/motor home if required. All is surrounded by dwarf perimeter walls with wrought iron driveway gates.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Ground Floor

Approx. 140.7 sq. metres



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements