



Harlech Close, Kenilworth.

£419,950



3 Bedroom Semi-Detached House



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1,142
sq ft

FULL DESCRIPTION

THE PROPERTY

A comprehensively refitted quality extended three bedroom semi detached house located on the popular Knights Meadow estate and within the Thorns/Park Hill School catchment and Kenilworth Secondary School. The attractive accommodation comprises; large enclosed entrance porch, living room, open plan dining/breakfast kitchen, utility and cloakroom. To the first floor landing there are three bedrooms, two of which are doubles, main bedroom with an en suite shower room and quality family bathroom with shower. Outside an attractive enclosed rear garden and driveway parking. The property benefits from modern gas fired central heating and double glazing, viewing is recommended.

APPROACH

Over a shared concrete driveway to a pebbled private driveway to a

ENCLOSED PORCH

With composite front door, ceiling light, wood laminate flooring, feature cushioned seating window bench, radiator, multi paned double glazed window to front, useful coats and shoes alcove, multi paned double doors into the

LIVING ROOM

12' 9" x 16' 11" (3.91m x 5.17m)

With a continuation of the wood laminate flooring, radiator, double glazed sash windows to front, t.v point, useful understairs storage cupboard housing the water meter, feature glazed stairs rising to the first floor, archway to the

OPEN PLAN DINING KITCHEN

16' 6" x 20' 8" (5.05m x 6.32m)

Dining area with a continuation of the wood laminate flooring, radiator, range of LED down lighters, space for breakfast/dining table, opening to the

KITCHEN AREA

Comprehensively remodelled and refitted with two tone cream high gloss handleless base units and wood grain effect floor-to ceiling units with corian effect white high gloss work surfaces, one and a half bowl white granite composite sink with chrome mixer tap, brick bond style ceramic tiling to splashback, double glazed window and three leaf UPVC bi folding doors, induction hob in island with illuminated stainless steel extractor hood above, integrated fan assisted electric oven with combination microwave above, integrated dishwasher, space for American style fridge freezer, ceiling spot lights, part vaulted ceiling with two Velux windows.

UTILITY ROOM

6' 5" x 7' 4" (1.97m x 2.24m)

Fitted with cream high gloss base unit, with white corian effect work surfaces, double bowl stainless steel sink with chrome mixer tap, space and plumbing for washing machine and separate tumble dryer, wall mounted combination boiler servicing the hot water and central heating, radiator, LED, down lighters, door to the

W.C.

With a low level w.c, space saver wall mounted wash hand basin with chrome mixer tap and splash back, heated towel rail, two floating shelves, cupboard concealing the gas meter, wood laminate flooring.



FIRST FLOOR LANDING

With feature white wood and glazed staircase, double glazed window to side, ceiling light, access to the insulated and part boarded loft space with retractable ladder, door to the

DOUBLE BEDROOM ONE

14' 3" x 10' 2" (4.36m x 3.12m)

With double glazed window overlooking open green to front, radiator, built in airing/storage cupboard with shelving, door to the

EN SUITE

With a three piece white suite with low level w.c, wall mounted wash hand basin, enclosed shower with glazed screen enclosure and mains fed shower with chrome fittings and shower attachments, extractor fan, LED downlighters, porcelain tiles to walls, fitted shelving, bathroom vinyl.

DOUBLE BEDROOM TWO

8' 11" x 11' 2" (2.74m x 3.42m)

With double glazed window to rear, radiator, ceiling light.

BEDROOM THREE

9' 6" x 6' 5" (2.92m x 1.96m)

With double glazed window overlooking the front, ceiling light, radiator, built in over bulk head storage cupboard/wardrobe.

BATHROOM

With a refitted three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, panelled bath with central mixer and Triton electric shower over bath with bi folding shower screen, brick bond style ceramic tiling to walls, heated chrome towel rail, opaque double glazed window to rear, mirrored vanity cabinet, vinyl flooring, LED down lighters and extractor fan.





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REAR GARDEN

Fully enclosed by perimeter fencing with brick retaining walls to borders with a variety of shrubs and plants, with central lawn and full width patio with additional patio area to the top of the garden, side pathway leading to the garage store with courtesy lighting and cold water tap.

STORE

14' 11" x 7' 6" (4.56m x 2.31m)

L shaped garage store with metal up and over door to the front, with power and light connected and pedestrian UPVC door to side garden.

FRONT

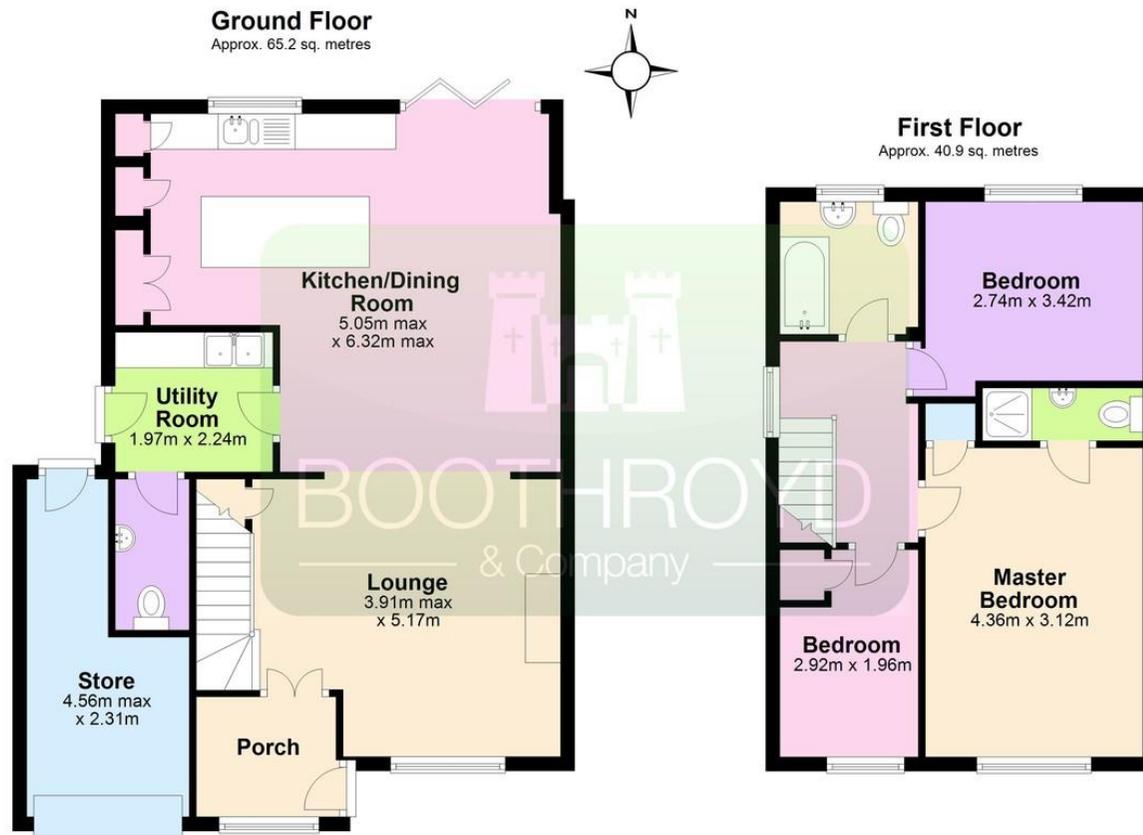
To the front of the property is a gravelled and concrete driveway with parking for three cars, approached over a shared driveway with a communal green to front with mature trees.

FIXTURES & FITTINGS

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



FLOORPLAN



Total area: approx. 106.1 sq. metres

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