



# Dunvegan Close, Kenilworth, CV8 2PH

£650,000



# 4 bedroom Detached House located in Kenilworth.



4



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2



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EPC

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139.9  
0 sq  
m

## FULL DESCRIPTION

### THE PROPERTY

A superbly located, four-bedroom detached property in a sought-after residential location on a generous corner plot, set off Windy Arbour and within a popular school catchment. This pleasant family home that would benefit from additional refreshment comprises, open porch, reception hallway, cloakroom, living room, dining room, family room/study, breakfast kitchen, utility room, first floor landing, four bedrooms, en-suite shower and spacious family bathroom, double detached garage with power and light, attractive gardens to three sides and private driveway in front of garage and secure caravan/motor home hard standing storage area. The property is offered for sale with no onward chain and immediate vacant possession.

### APPROACH

Over a paved pathway with attractive beech hedging to a fully enclosed porch with sliding glazed door, quarry tiled floor, courtesy wall light and hardwood panelled and opaque glazed window and door into the

### RECEPTION HALL

With coving, ceiling light, useful under stairs storage cupboard with coat hooks, light and water meter.

### CLOAKROOM

With an original two-piece suite with low level w.c, wall mounted wash hand basin, ceramic tiling to walls, vinyl flooring, ceiling light and opaque double-glazed window to front.

### LOUNGE

14' 10" x 13' 5" (4.54m x 4.09m)

With double glazed box window to front, coving, ceiling light, two wall lights, feature living flame effect coal gas fire with brick inset and hearth with wood mantel (currently capped off), double doors into the

### DINING ROOM

10' 2" x 12' 4" (3.10m x 3.78m)

With sliding patio doors to the rear, coving, ceiling light, radiator and serving hatch to kitchen.

### STUDY

8' 3" x 10' 7" (2.53m x 3.23m)

With double glazed windows to side and front, radiator, ceiling light, range of matching beech fronted office furniture with desk/work top, useful cabinet or wardrobes.

### KITCHEN/BREAKFAST ROOM

10' 2" x 13' 6" (3.10m x 4.14m)

Fitted with beech fronted base and wall units with white marble effect rounded edge work surfaces with double drainer and bowl stainless steel sink with chrome mixer tap, ceramic tiling to splash back, space for electric cooker and grill, Bosch dishwasher, under counter Bosch fridge/freezer, space for Valliant boiler servicing the hot water and central heating, vinyl flooring, double glazed window to rear and door to the

### UTILITY ROOM

10' 6" x 8' 9" (3.22m x 2.68m)

Fitted with original base and wall units with ceramic tiling to floor and half height to the walls, double-glazed window to side and door to the rear garden, space and plumbing for washing machine and separate dryer, radiator and space for additional fridge freezer.



#### FIRST FLOOR LANDING

With double-glazed window to half landing, ceiling light, access to insulated roof space with retractable ladder, airing cupboard with pressurised Ariston hot water cylinder and fitted slatted shelving.

#### PRINCIPAL BEDROOM

11' 6" x 12' 11" (3.52m x 3.96m)

With double-glazed window to front, radiator, ceiling light, range of beech fronted wardrobes with brushed steel handles with hanging and shelving and matching dressing table, door leading into the

#### EN-SUITE

With a three-piece white suite containing a low-level w.c, vanity wash hand basin with cupboard below, large walk-in shower cubicle with mains fed shower with chrome attachments, heated chrome towel rail, ceramic tiling to floor and walls, mirrored vanity cabinet, LED central ceiling light, opaque double-glazed window to front.

#### DOUBLE BEDROOM TWO

13' 6" x 9' 5" (4.12m x 2.88m)

With double-glazed window to rear, ceiling light, built-in double wardrobes with hanging and shelving, vanity wash hand basin with cupboard and ceramic tiling to splash back, wall mounted mirror and shaver point.

#### DOUBLE BEDROOM THREE

10' 5" x 9' 6" (3.18m x 2.90m)

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





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#### DOUBLE BEDROOM FOUR 8' 10" x 9' 9" (2.71m x 2.98m)

With double-glazed window to front, ceiling light and radiator.

#### FAMILY BATHROOM

With an original four-piece peach coloured suite with low level w.c, vanity wash hand basin, bidet, panelled bath with central mixer taps and shower attachments with shower curtain rail, ceramic tiling to walls, vinyl flooring, radiator, and opaque double-glazed window to rear.

#### OUTSIDE

To the front of the property there is an established front and side garden with an extensive range of established shrubs plants and trees, with attractive beech hedging side gated access leads to the rear garden predominantly laid to lawn with full width patio, side shed, outside lighting and cold-water tap, double timber gated hard standing for private storage of a caravan or motor home. Adjacent to the double garage is a timber and glazed summer house, this rear garden benefits from a south facing rear aspect.



#### DOUBLE DETACHED GARAGE

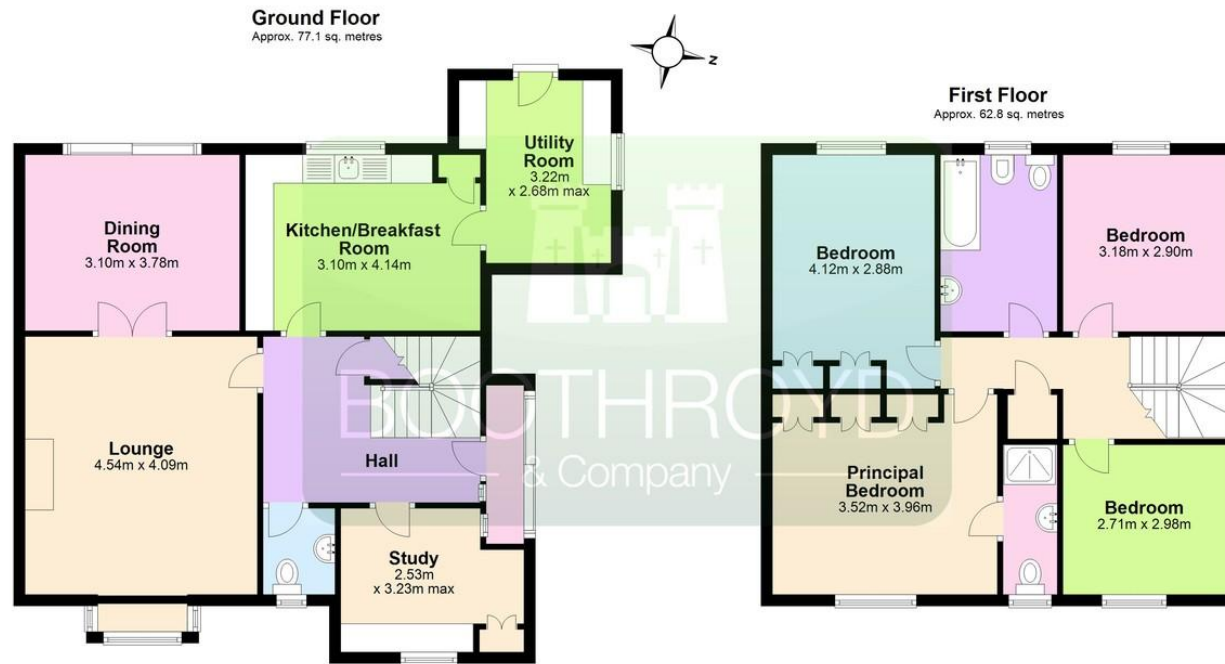
With electric roller door to the front, power and light connected with double-glazed window and pedestrian door to the garden, useful boarded eaves storage. The garage has a tarmac driveway to the front with parking for two cars directly onto Lindisfarne drive.

#### FIXTURES AND FITTINGS

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



# FLOORPLAN



Total area: approx. 139.9 sq. metres

## CONTACT

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