



Frythe Close, Kenilworth, CV8 2SY

£435,000



3 Bedroom Mews located in Kenilworth.



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EPC

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96.6
0 sq
m

FULL DESCRIPTION

THE PROPERTY

A three-bedroom mid mews converted property, part of a former girl's school dating back to 1880, converted in 1988 into its present residence located in a quiet position to the outskirts of Kenilworth with lovely country views to the front elevation. The property comprises a reception hallway with cloakroom, quality re-fitted kitchen with granite work surfaces, good sized lounge with separate dining room. On the first floor there are three bedrooms, two of which are good sized doubles, quality bathroom & en-suite shower room. The property is offered for sale with full gas fired central heating and viewing is strongly recommended to appreciate the internal character of this quality residence.

RECEPTION HALL

With decorative coving, laminate flooring, radiator, three recessed ceiling spotlights, smoke alarm, full under stairs storage cupboard, stairs rising to first floor with banister rail and panelled door to

CLOAKROOM

With recessed ceiling spotlight, corner wash hand basin with tiling to splash back, low level wc, radiator, toilet roll holder and towel rail, extractor fan and wood laminate flooring.

REFITTED KITCHEN

8' 8" x 9' 9" (2.65m x 2.99m)

With multi paned sash window to front, quality fitted cream shaker style AK kitchen units comprehensively fitted with a range of matching base and wall units with granite work surfaces, integral Siemens oven and grill, four ring gas hob over and stainless steel extractor hood, integrated automatic washing machine, integrated large upright fridge/freezer, integrated dishwasher, ceramic tiling to splash back, ceramic tiling to floor, three recessed ceiling spotlights, under pelmet unit lighting, one and a half drainer stainless steel sink unit with mixer tap, radiator, ceramic tiling to floor, door to

LOUNGE

13' 6" x 13' 9" (4.14m x 4.21m)

With decorative coving, four wall light points, central ceiling light point, two radiators, multi paned sash window to rear and multi paned French door overlooking the delightful sunny courtyard with a southerly aspect, telephone point, television point and feature archway to

DINING ROOM

12' 4" x 8' 9" (3.78m x 2.69m)

With radiator, two multi paned sash windows to rear, decorative coving and central ceiling light point.

FIRST FLOOR LANDING

Access to insulated roof space, door to the airing cupboard with slatted shelves and wall mounted combination boiler servicing the hot water and central heating.

REFITTED BATHROOM

With a three-piece refitted white suite containing a low level wc, pedestal wash



hand basin with central mixer tap, panelled bath with central tap and retractable shower attachment, wall mounted heated chrome towel rail, decorative ceramic tiling to splash back, basin and to bath area, ceramic tiling to floor, opaque multi painted sash window to front, toilet roll holder, shaver point and two recessed ceiling spotlights.

DOUBLE BEDROOM ONE

12' 11" x 10' 0" (3.94m x 3.05m)

Sash window to front, delightful raised outlook over Kenilworth and views to the countryside, radiator, central ceiling light point, wood laminate flooring, wall mounted t.v point and feature archway to

EN-SUITE

With a refitted three-piece white suite with low level wc, pedestal wash hand basin, tiling to splash back, mirror, double shower cubicle with glazed shower screen with the Grohe mains fed shower, ceramic tiling to shower, quality ceramic tiling to floor, chrome heated towel rail, four recessed ceiling spotlights, ceiling mounted extractor fan, toilet roll holder, twin electric and mains gas fed heated chrome towel rail.



DOUBLE BEDROOM TWO

9' 6" x 11' 10" (2.90m x 3.61m)

With white wood fitted three double full height wardrobes with a range of shelving, two sash windows to rear, central ceiling light point and radiator.

BEDROOM THREE

With two double white wood wardrobes, full height with hanging rail and fitted shelf, sash



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window to rear, radiator, central ceiling light point.

REAR COURTYARD

Laid to patio and artificial turf well-kept borders with climbing plants, outside security lantern, fully enclosed by perimeter fencing and low-level brick wall, pedestrian gated access to a dedicated parking space for one car. The courtyard benefits from a delightful southerly aspect and provides a suntrap in the summer months.

FRONT

To The front of the property is a low maintenance fore garden onto the road where there is additional on road parking if required.

FIXTURES AND FITTINGS

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



FLOORPLAN



Total area: approx. 96.6 sq. metres

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