



Turton Way
Kenilworth
CV8 2RT

£350,000



3 Bedroom Semi-Detached House located in Kenilworth.



3



1



3



D



EPC

C



74 sq
m

FULL DESCRIPTION

THE PROPERTY

A three-bedroom semi-detached house situated within this cul-de-sac on Knights Meadow. Offered with double glazing and gas central heating with a combination boiler the property comprises a vestibule, front lounge with open plan staircase and a dining room. From the dining room an arch opens into the refitted kitchen complete with integrated fridge and freezer, dishwasher, washing machine and an eye level oven and gas hob. The conservatory has French doors onto the rear garden. On the first floor are three bedrooms with the smaller being fitted as a walk-in wardrobe. The refitted shower room has a thermostatic shower. Outside a block driveway provides parking for two cars and leads to the brick side garage with remote roller shutter door. A pathway leads to the rear garden and patio. The property is offered for sale with no onward chain

ENTRANCE

Accessed through a uPVC entrance door with matching side light windows, further door into the lounge.

LOUNGE

13' 10" x 13' 1" (4.22m x 4.01m)
With a double-glazed window to the fore with a radiator beneath. Stairs rise to the first-floor landing with under stairs storage cupboard and an arch into the dining room.

DINING ROOM

10' 6" x 7' 3" (3.22m x 2.22m)
With Georgian style door into the conservatory, radiator, and an archway into the kitchen.

KITCHEN

10' 6" x 6' 2" (3.22m x 1.90m)

Refitted with a range of wood effect units to wall and base. The base units have a granite effect countertop with matching up stands and an inset composite sink unit set beneath the double-glazed window to the rear. Integrated eye level oven, four ring gas hob with extractor canopy over, tiling to splash backs, dishwasher and washing machine. Wall mounted combination boiler and under counter fridge and freezer, the wall units benefit from pelmet lighting.

CONSERVATORY

13' 10" x 7' 4" (4.22m x 2.26m)

With tiled floor and double-glazed windows with french doors onto the rear patio and garden. The garden is mainly laid to lawn and enclosed with panelled fencing. A pathway leads to the detached side garage.

FIRST FLOOR LANDING

With access to the loft void and doors off to:

DOUBLE BEDROOM ONE

13' 10" x 9' 1" (4.22m x 2.77m)

Double glazed window to the fore, radiator, and built-in cupboard.

BEDROOM TWO

9' 6" x 6' 6" (2.91m x 2.00m)

With a double-glazed window to the rear with a radiator beneath.



SHOWER ROOM

With a walk-in shower cubicle with a thermostatic shower, close coupled WC and a vanity wash hand basin with mirror and shelving over. Laminate flooring, heated towel rail and a frosted double-glazed window to the side.

BEDROOM THREE/DRESSING ROOM

7' 0" x 6' 8" (2.15m x 2.04m)

Double glazed window to the rear with a radiator beneath. The room has built in his and hers wardrobes with chest of drawers and twin shelving units.

DRIVEWAY

The block paved driveway offers hard standing for up to three vehicles.

GARAGE

With up and over door, power and lighting laid on.

FIXTURES AND FITTINGS

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



FLOORPLAN



Total area: approx. 74.0 sq. metres

CONTACT

19 The Square, Kenilworth,
Warwickshire, CV8 1EF

E sales@boothroyd.co.uk

T 01926 857244

www.boothroyd.co.uk

