



Kemp Close,  
Warwick,  
Warwickshire,  
CV34 4QJ

Offers In Excess Of  
£335,000



# 3 Bedroom Semi-Detached House located in Warwick.



3



1



2



D



EPC

D



120.8  
0 sq  
m

## FULL DESCRIPTION

### THE PROPERTY

A superbly presented and greatly improved four bedroom semi detached house located at the head of this quiet cul-de-sac backing onto the railway embankment. The property is ideally located for access to St Nicolas Park and Warwick Town Centre and is within the Coten End and Myton secondary school catchments. The delightfully presented accommodation with the benefit of a new boiler and driveway comprises; reception hall, cloakroom, living room with feature wood burning stove, refitted open plan dining/breakfast kitchen with utility/conservatory off. To the first floor there are three bedrooms, two of which are doubles, one with an en suite shower room as well as a separate family shower room. To the first floor is a double loft bedroom with cloakroom en suite and storage/wardrobes into the eaves. Outside driveway parking for three cars and low maintenance private rear garden that is not overlooked backing onto the railway embankment. The property benefits from full gas fired central heating, double glazed and viewing is ESSENTIAL.

### APPROACH

Over a block paved pathway to a upvc double glazed front door with matching opaque double glazed windows into the

### RECEPTION HALL

With range of LED down lighters, vinyl flooring tiles, radiator and cover, feature wallpaper to one wall, useful under stairs storage cupboard housing the electric isolation unit and electric and gas meters, door to the

### CLOAKROOM

With a low-level w.c, wall mounted corner wash hand basin with central chrome mixer, brick bond style ceramic tiling to splash back, ceiling light and vinyl flooring.

### LOUNGE

14' 5" x 10' 11" (4.41m x 3.34m)

With double glazed window to front, feature multi fuel inset wood burning stove with oak mantel, ceiling light, wood laminate flooring, feature vertical radiator, double oak glazed double doors into the

### KITCHEN/DINING ROOM

10' 4" x 17' 0" (3.16m x 5.20m)

Kitchen area comprehensively refitted with a range of matching cream shaker style base and wall units with solid oak work surfaces and Belfast sink with chrome mixer tap, brick bond style ceramic tiling to splash back, space for dishwasher, space for Rangemaster cooker with black glass splash back and Rangemaster cooker hood, peninsula worktop with two stool breakfast bar, two ceiling lights, wood laminate flooring, double glazed window to rear, opening to the

### BREAKFAST AREA

With sliding patio doors to the rear, space for large breakfast or dining table, feature drop down ceiling lights, cupboard concealing the Baxi combination boiler servicing the hot water and central heating.

### UTILITY AREA

16' 6" x 6' 8" (5.04m x 2.05m)

With a pitched poly carbonate roof with double glazed door either end, vinyl flooring, space and plumbing for washing machine and large upright American style fridge freezer.

### FIRST FLOOR LANDING

With frosted double glazed window to side, matching banister rail and spindles, ceiling light, smoke alarm door to the

### SHOWER ROOM

With a refitted three piece white suite with low-level w.c, pedestal wash hand basin, large walk in shower enclosure with feature glazed shower screen with mains fed shower and twin chrome shower heads, porcelain tiles to walls and floor, opaque double glazed window to side, LED down



lighters, heated chrome towel rail and mirrored vanity cabinet.

#### BEDROOM

11' 11" x 9' 10" (3.65m x 3.00m)

With double glazed window to front, radiator, shelved alcove and under stairs storage cupboard, built in wardrobes to one wall with hanging and shelving.

#### BEDROOM

10' 4" x 10' 9" (3.16m x 3.30m)

With double glazed window to rear, radiator and door to the

#### EN-SUITE

With a refitted three piece white suite containing a low level w.c, vanity corner wash hand basin with cupboard below and central chrome mixer tap, walk in corner shower cubicle with mains fed shower with chrome mixer and shower attachments, heated chrome towel rail, mirrored vanity cabinet, LED floor strip lighting, LED ceiling lights, opaque double glazed window to rear.

#### BEDROOM

7' 11" x 6' 10" (2.42m x 2.10m)

With double glazed window to rear, ceiling light, radiator, built in over bulkhead double wardrobe with hanging and shelving, the perfect room for a home office.

#### FIRST FLOOR INNER LANDING

With door and stairs rising to the

#### BEDROOM

11' 9" x 15' 9" (3.60m x 4.82m)

With matching Banister rail and spindles with LED ceiling lights, eaves height restriction, Velux window to front and rear, useful eaves storage cupboard to either side, sliding door to the





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#### CLOAKROOM

With a low-level w.c, pedestal wash hand basin with central chrome mixer tap, Velux window, porcelain tiles to floor, eaves storage, LED strip lighting.

#### REAR GARDEN

Fully enclosed by perimeter fencing, laid to majority patio with inset lawn garden, outside cold water tap and lighting, backing directly onto the railway embankment to the rear.

#### FRONT

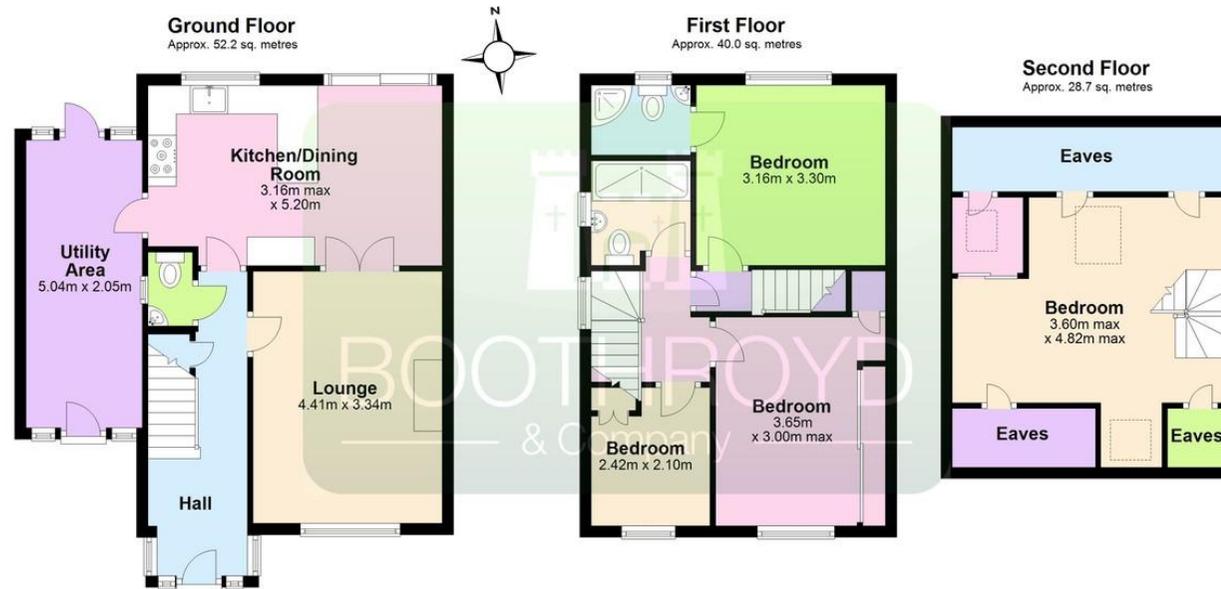
To the front of the property is a renewed block paved driveway with parking for two or three cars.

#### FIXTURES AND FITTINGS

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



# FLOORPLAN



Total area: approx. 120.8 sq. metres

## CONTACT

19 The Square, Kenilworth,  
Warwickshire, CV8 1EF

E [sales@boothroyd.co.uk](mailto:sales@boothroyd.co.uk)

T 01926 857244

[www.boothroyd.co.uk](http://www.boothroyd.co.uk)

