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RESIDENTIAL



10 Park Close | Kenilworth | CV8 2JL

A well presented, much improved and extended semi detached property with three bedrooms, two living rooms and a large breakfast kitchen as well as a garage and driveway parking. This lovely property is nice and modern and is ready to move into with 'No Chain' involved. The location is very popular being a cul de sac within easy walking distance of local schools, shops and nature reserve. There is also the added advantage of solar panels, double glazing and gas central heating.

£385,000

- Extended Semi Detached House
- Three Bedrooms
- Lounge & Family Room
- Kitchen/Breakfast Room
- Solar Panels



Property Description

DOOR TO

ENTRANCE HALL

Having laminate wood flooring, radiator, smoke detector and understairs storage cupboard.

CLOAKROOM

With vanity wash basin having double cupboard under and w.c.

LOUNGE

13' 0" x 10' 3" (3.96m x 3.12m)

With feature fireplace having oak surround, marble infill and hearth and fitted gas fire. Radiator.

FAMILY ROOM

15' 5" x 8' 9" (4.7m x 2.67m)

A second reception room located to the rear of the house with French doors providing direct access to the garden. Laminate oak wood flooring and radiator.

LARGE KITCHEN/BREAKFAST ROOM

15' 5" x 15' 2" (4.7m x 4.62m)

A very spacious kitchen/breakfast having space for dining table and chairs, oak laminate wood flooring, radiator and access through to the garage. The kitchen has an extensive range of white cupboard and drawer units with matching wall cupboards, tall larder unit and further pull out larder, space and plumbing for dishwasher, integrated dishwasher space for tall fridge/freezer. Four ring gas hob with extractor hood over and wall mounted double oven with further cupboards above and below. Complementary tiling.

FIRST FLOOR LANDING

With access to roof storage space. The gas combi boiler is located in the loft.

BATHROOM

Having panelled bath with Mira shower over and glazed shower screen. Pedestal wash basin and w.c. Heated towel rail and complementary tiling.

BEDROOM ONE

13' 4" x 10' 0" (4.06m x 3.05m)

With radiator, tv aerial connection and built in wardrobes.

BEDROOM TWO

10' 7" x 10' 1" (3.23m x 3.07m)

Having radiator, built in wardrobes with tall drawer unit and matching bedside tables. Rear garden views.

BEDROOM THREE

10' 3" x 6' 4" (3.12m x 1.93m)

Having radiator and built in double wardrobe with drawers under.

OUTSIDE

GARAGE/STORAGE

14' 8" x 7' 5" (4.47m x 2.26m)

Part of the garage has been utilised within the kitchen extension however there is still plenty of room in the remainder for storage. There is a personal entrance door, light, under eaves storage and the solar heating control panels.

PARKING

There is driveway parking to the front of the property.

GARDENS

The front garden has block paving to provide additional parking spaces with a shrubbery border.

The rear garden also has a lawn with paved patio and timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

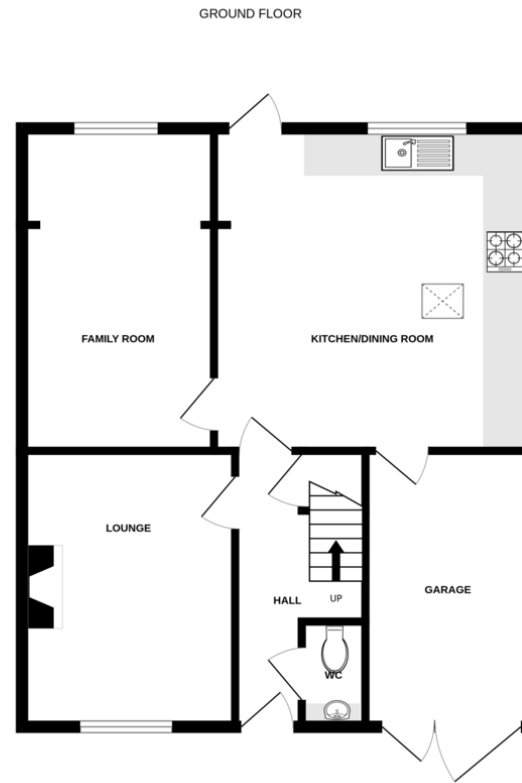
Strictly by appointment

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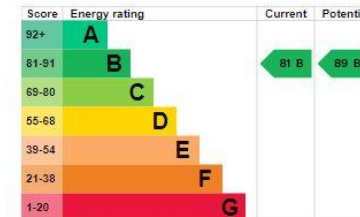


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60