



1 Fernhill Close

Kenilworth, CV8 1AN

£585,000

- Four Bedroom Detached House
- Open Porch & Reception Hall
- 2 Reception Rooms
- Refitted Breakfast Kitchen





THE PROPERTY

A comprehensively modernised four bedroom detached house located on the popular castle side of Kenilworth positioned just off Malthouse Lane in a quiet cul de sac. The modernised home, offered for sale with no chain, has been recently re-wired and has a new central heating system. The accommodation comprises: open carport canopy entrance, spacious reception hallway, refitted downstairs shower room, refitted breakfast kitchen, L-shaped living/dining room, four bedrooms, three of which are doubles one with an en suite shower room, modern family bathroom. Outside is a mature rear garden, large driveway parking and garage. Internal viewing is recommended.

APPROACH

Over a tarmacadam and block edged driveway to an open carport with blue composite front door with matching double glazed window, outside lantern into the

RECEPTION HALL

With grey porcelain tiles to floor, LED down lighters, smoke alarm, door to understairs storage cupboard housing the modern warm air gas boiler (3yrs old), door to the

REFITTED SHOWER ROOM

Comprehensively refitted with a three piece white suite with low level w.c, vanity wash hand basin with cupboard below, walk in corner shower cubicle with mains fed shower with chrome mixer and shower attachments, porcelain tiles to splash back and flooring, opaque double glazed window to side, extractor fan, LED down lighters.

KITCHEN/BREAKFAST ROOM

16' 11" x 8' 9" (5.16m x 2.68m) Comprehensively refitted with a range of matching white high gloss fronted base and wall units with wood block effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated Bosch dishwasher, five ring stainless steel gas hob with wok burner, double electric fan assisted oven with grill, space and plumbing for washing machine and upright fridge freezer, under pel met lighting, ceramic tiling to splash back, LED down lighters, porcelain tiles to floor, double glazed window to rear, open to the

BREAKFAST/DINING AREA

With space for table, double glazed window and door to side, LED down lighters.

LOUNGE/DINING ROOM

21' 8" x 19' 2" (6.62m x 5.86m) Dining area with full height double glazed window to rear, LED down lighters, opening to the

LIVING AREA

With feature living flame effect coal electric fire with stone composite inset hearth and mantel, t.v point, double glazed window to front, LED down lighters, temperature control clock for the central heating.

FIRST FLOOR LANDING

With ceiling light, smoke alarm, door to the airing cupboard with shelving and lagged copper cylinder with shower pump, access to insulated and part boarded loft space with retractable ladder and light.

DOUBLE BEDROOM ONE

12' 8" x 12' 0" (3.87m x 3.67m) With two double glazed windows to front, ceiling light, door to the

EN SUITE

With a two piece white suite with a vanity wash hand basin with storage shelf below, corner walk in shower cubicle with mains fed shower with chrome mixer and temperature control, ceramic tiling to walls and floor, ceiling down lighters and extractor fan, wall mounted mirror.

DOUBLE BEDROOM TWO

12' 8" x 12' 7" (3.87m x 3.84m) With a double glazed window to front, ceiling light.

DOUBLE BEDROOM THREE

8' 8" x 9' 1" (2.65m x 2.79m) With double glazed window to rear, ceiling light, built in wardrobe with hanging and shelf.

BEDROOM FOUR

8' 10" x 8' 10" (2.70m x 2.71m) With double glazed window to rear, ceiling light.

BATHROOM

5' 6" x 7' 1" (1.68m x 2.17m) With a modern three piece white suite with an encased low level w.c, vanity wash hand basin with cupboard below and central mixer, p shaped bath with central chrome mixer tap and curved shower screen with mains fed shower over with chrome mixer tap and fittings, ceramic tiling to floor and walls, opaque double glazed window to rear, ceiling down lighters, heated chrome towel rail, extractor fan.

GARAGE

17' 2" x 9' 6" (5.24m x 2.90m) With pedestrian door to side and metal up and over door to the front, useful base and wall cabinets, also housing the 18th edition metal electric isolation unit and the electric and gas meters.

REAR GARDEN

Fully enclosed by perimeter fencing, mainly laid to lawn with full width block paved patio with matching dwarf wall, screening hedging and trees to rear, and established shrubs to borders either side, useful side gated access to the front.

FRONT

To the front of the property is a modern tarmacadam and block edged driveway with parking for two or three cars with additional inset lawned fore garden.

FIXTURES AND FITTINGS

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

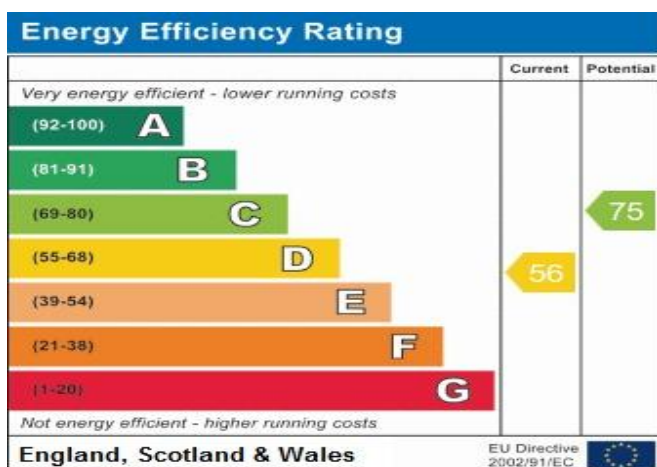








Total area: approx. 130.1 sq. metres



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements