



## 16 Clarkes Avenue

Kenilworth, CV8 1HX

£395,000

- Extended Two/Three Bedroom Detached Bungalow
- Town Centre Location
- Spacious Hall & Living/Dining Room
- Fitted Kitchen





## THE PROPERTY

An extended two/three bedroom detached town centre bungalow offered for sale with no onward chain. The well presented property is located at the head of a quiet cul de sac and benefits from: open porch, reception hallway, good size living/dining room, fitted kitchen with appliances, two double bedrooms, main bedroom extended with fitted wardrobes, separate study/bed 3, refitted shower room as well as a separate guest cloakroom. Outside there is an attractive lawned rear garden, single attached garage, driveway parking and side gated access leading to the garage.

## FRONT

To the front of the property there is a block paved driveway with twin timber doors leading to the side. There is a low maintenance gravelled fore garden with central pathway to an open porch with outside light and double glazed door into the

## RECEPTION HALL

L shaped hall with ceiling light, radiator, coving, access to insulated and part boarded loft space, door to useful storage cupboard with shelving.

## LIVING/DINING ROOM

17' 10" x 16' 3" (5.46m x 4.96m) With feature living flame effect electric log fire, with matching stone effect inset surround, mantel and hearth, two ceiling lights, coving, two wall lights, sliding patio doors over looking the attractive rear garden, space for dining table, with double glazed window to side, t.v point, door to the study and bedroom two, two radiators.

## FITTED KITCHEN

8' 2" x 10' 3" (2.50m x 3.13m) Comprehensively fitted with a range of matching light oak grain modern base and wall units with marble effect rounded edge work surfaces, single drainer composite sink with central mixer tap, with attractive ceramic tiling to splash back, integrated quality Siemens appliances to include a single electric fan assisted oven with grill and four ring gas hob with concealed illuminated extractor hood above, under counter fridge and freezer and integrated Siemens slim line dishwasher, space and plumbing for washing machine, vinyl flooring, radiator, boiler/pantry cupboard housing the Vaillant combination boiler servicing the hot water and central heating and shelving, double glazed window to front, door to side, coving, ceiling light, wall mounted electric isolation unit.

## EXTENDED DOUBLE BEDROOM ONE

20' 6" x 9' 8" (6.26m x 2.97m) A spacious double room with double glazed windows to front and side, range of built in quality wardrobes to one wall with brushed steel handles offering a range of hanging and shelves with further matching chest of drawers, ceiling light, radiator and coving.

### REFITTED SHOWER ROOM

5' 1" x 8' 3" (1.57m x 2.52m) Comprising of a three piece white suite with high level w.c , vanity wash hand basin with grey high gloss cupboard below, walk in shower cubicle with mains fed shower with matching chrome fittings, grey tiles to floor with contrasting white tiles to walls, opaque double glazed window to side, wall mounted heated white towel rail, LED ceiling light, extractor fan.

### SEPARATE W.C

With opaque double glazed window to side, ceiling light, wall mounted heated towel rail, low level w.c and wall mounted wash hand basin with tiling to splash back, coving, mirrored vanity cabinet, vinyl flooring.

### DOUBLE BEDROOM TWO

8' 5" x 11' 4" (2.58m x 3.46m) With door from the living room, with double glazed window to rear, ceiling light, coving, radiator.

### STUDY/OCC BED THREE

5' 5" x 8' 3" (1.67m x 2.52m) With double glazed window to side, radiator, ceiling light, coving.

### REAR GARDEN

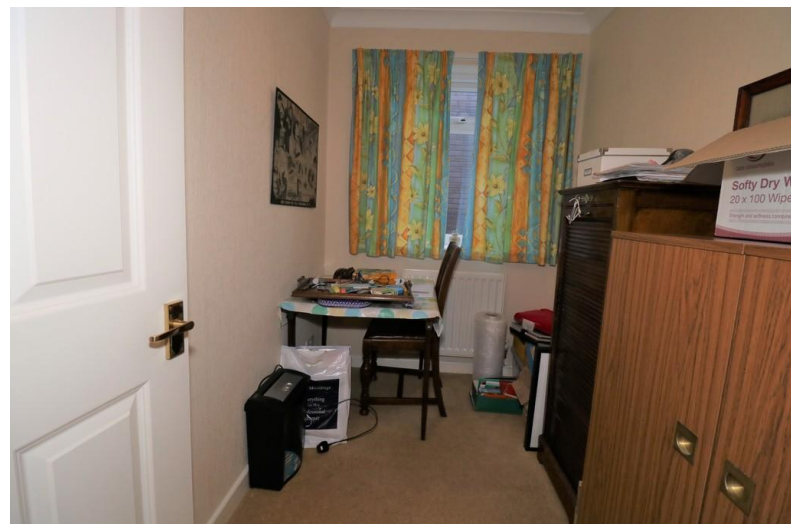
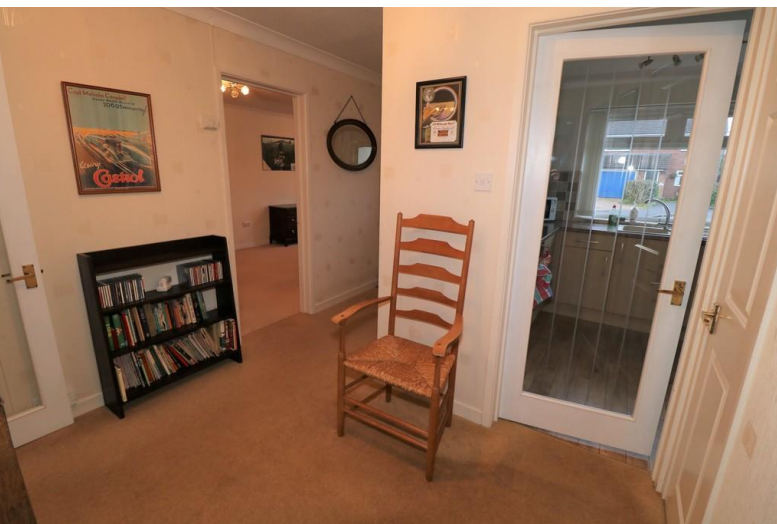
Attractively maintained and fully enclosed by replacement perimeter fencing with the railway line set in a cutting to the rear. The garden is predominantly laid to lawn with attractive stocked borders, full width patio and pathway with useful side twin timber gated access to the front, outside power point, leading to the

### ATTACHED SINGLE GARAGE

With electric metal up and over door to front, power and light connected with useful shelving, window and pedestrian door.

### FIXTURES AND FITTINGS

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



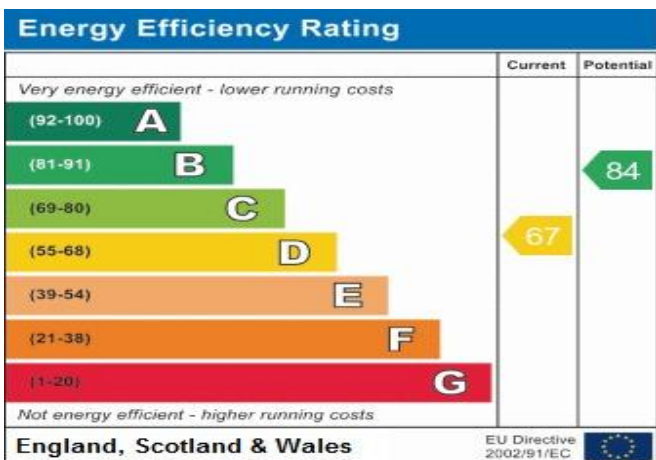




**Ground Floor**  
Approx. 84.3 sq. metres



Total area: approx. 84.3 sq. metres



**COUNCIL TAX BAND**

Tax band D

**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