



## Knightlow Close, Kenilworth, Warwickshire. CV8 2PX

£450,000

- Detached Bungalow Offered With No Chain
- Lounge And Separate Dining Room
- Gas Central Heating With Combination Boiler
- Extended Kitchen And Utility Room
- Double Glazed Throughout
- Two Double Bedrooms And Bathroom
- EPC Rating D - 63
- Double Width Side Garage
- Extensive Block Paved Driveway
- Warwick District Council Tax Band F



# Knightlow Close, Kenilworth CV8 2PX

A modern two bedroom detached bungalow offered with no onward chain. Occupying an attractive position at the head of this attractive cul-de-sac. You approach across a block paved driveway that leads to the detached double width garage and entrance porch. There is an L-shaped hallway, cloakroom, front lounge with feature fireplace and an extended dining room. The kitchen has also been extended and benefits a utility room. There are two double bedrooms and a family bathroom.

Outside is a stunning rear garden with a generous terrace and formal lawns. Viewing is essential.



Council Tax Band: F



### **Approach**

The property is approached across a block paved driveway that leads you to the front porch and entrance.

### **Porch**

With a leaded door, tiled floor and door into the hallway

### **Hallway**

With a radiator, airing cupboard and doors off to:

### **Cloakroom**

With a close coupled wc, wash hand basin and a frosted window.

### **Lounge**

12'11" x 19'7"

Leaded windows to the fore, radiator and a marble fireplace with a coal effect gas fire and an Adams style surround.

### **Kitchen Breakfast Room**

18'2" x 10'10"

The extended kitchen has fitted shaker style units. The base units have a wood trimmed worksurface with an inset stainless steel sink that is set beneath the window looking into the garden. Tiled splashbacks. Built in oven and hob, with an extractor and a dishwasher. There is a dresser unit and further larder cupboard. Door leads to the utility.

### **Utility Room**

13'8" max x 5'10" max

With wall and base units, twin bowl sink unit and plumbing for an automatic washing machine. Window to the rear and a door into the garage.

### **Dining Room**

17'9" x 8'11"

French doors and windows to the rear and a radiator.

### **Inner Hallway**

Access to loft void and doors off to:

### **Bedroom**

10'2" x 11'1"

Leaded window to the fore with a radiator beneath and a storage cupboard.

### **Bathroom**

With a white suite that consists of a panelled bath with thermostatic shower, close coupled wc and vanity wash hand basin. Tiled floor and splashbacks. Heated towel rail and a frosted window.

### **Bedroom**

10'9" x 11'1"

Window to the rear with a radiator beneath. Fitted wardrobes, bedside cabinets and a dressing table.

### **Driveway**

With a generous block paved driveway providing hardstanding and leading to the attached double garage.

### **Garage**

16'6" x 16'6"

With twin up and over doors, roof storage and power and lighting laid on.

### **Rear Garden**

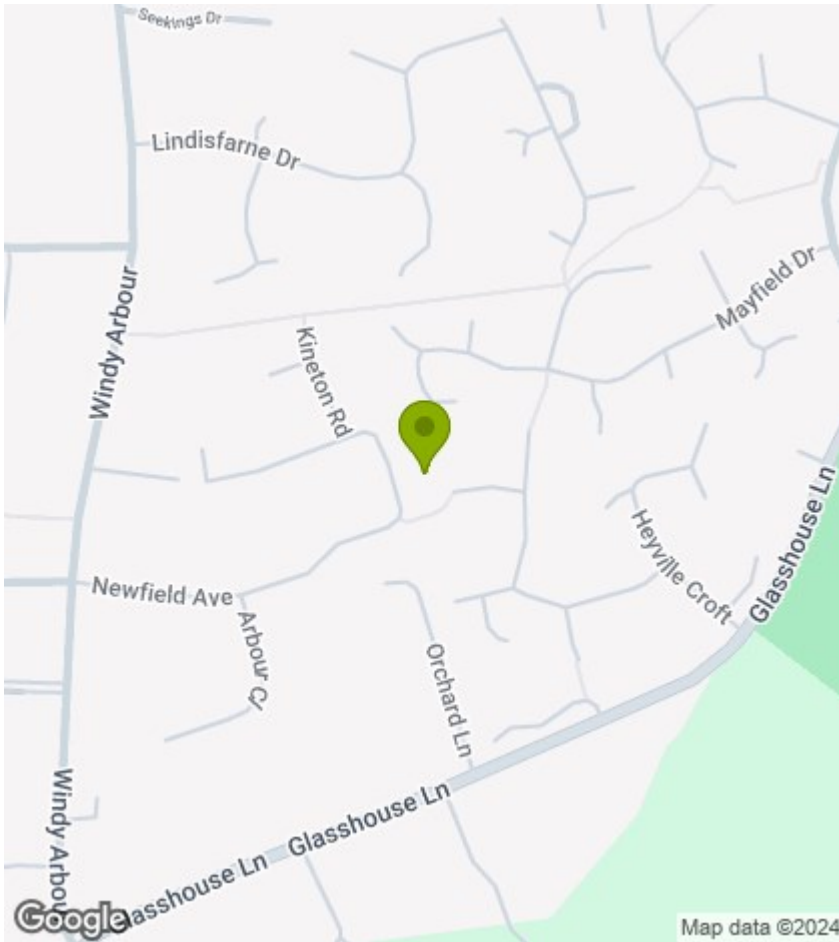
The garden has a paved patio and formal lawns with mature shrub borders..

### **Tenure**

The property is Freehold

### **Fixture And Fittings**

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



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 129.3 sq. metres

