



## Jackson Grove, Kenilworth

£550,000

- Extended Four Bedroom Detached House
- Three Reception Rooms
- Small Breakfast Kitchen & Utility
- En-suite & Family Bathroom
- Manageable Rear Garden Backing Onto Former Kenilworth School
- Open Porch, Reception Hall & Cloakroom
- Energy Rating C - 69
- Four Bedrooms
- Driveway Parking & Side Brick Store
- Warwick District Council Tax Band E

# Jackson Grove, Kenilworth CV8 2TG

A modern four bedroom extended detached house in a sought after safe cul-de-sac with full gas fired central heating and PVCu double glazing. The extended accommodation is requiring some internal refreshment but benefits from three reception rooms and comprises: reception hall, cloakroom w.c, lounge, sitting room, dining room with extended family room, gally kitchen and utility, impressive landing, four double bedrooms, one with en-suite shower room, family bathroom, spacious front fore garden, driveway parking, and attractive manageable rear garden backing onto the former Kenilworth secondary school playing fields. Viewing is highly recommended.



Council Tax Band: E



### **Approach**

Recessed porch with external light, double glazed composite front door with twin coloured and glazed panels leading into

### **Reception Hall**

With wood laminate flooring, radiator, two ceiling lights, smoke alarm, Hive central heating control, door to the

### **Lounge**

14'6" x 11'1"

With double glazed walk in bay window to front, feature matching stone fireplace surround, radiator, t.v point, coving.

### **Sitting Room**

13'3" x 8'11"

With wood laminate flooring, ceiling light, double glazed window to front, t.v point, useful under stairs storage cupboard with fitted shelving also currently housing space for a tumble dryer and additional freezer, further double door upstairs cupboard.

### **Dining Area**

10'10" x 7'9"

Dining room with coving, feature drop down ceiling light, radiator, opening to the

### **Family Room**

15'3" x 10'3"

With coving, ceiling light, double glazed french doors with full height windows either side, two radiators, double glazed window to rear with views across the former Kenilworth school playing fields.

### **Kitchen**

9'0" x 10'10"

Fitted with a range of the original white high gloss fronted base and wall units with granite effect rounded edged work surfaces with one and a half bowl white composite sink with mixer tap, integrated under counter Bosch fan assisted oven with grill and four ring white glass Bosch hob with illuminated concealed extractor hood above, space for upright fridge freezer, space and plumbing for dishwasher, space for small breakfast table, radiator, wood laminate flooring, double glazed window to rear, arch to the

### **Utility**

6'0" x 5'2"

With matching white high gloss base and wall units with single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, cupboard concealing the new Vaillant eco fit pure boiler, door to the garden, wood laminate flooring, ceiling downlights, door to the

### **Cloakroom**

White suite with wood laminate flooring, low level w.c., pedestal wash hand basin with tiled splash backs, double glazed side window with privacy glazing.

### **First Floor Landing**

With double glazed side window, radiator, white painted spindled banisters, built-in airing cupboard with new pressured hot water cylinder, slatted shelving, access to insulated and boarded roof space with retractable ladder and light.

### **Principal Bedroom**

13'1" x 11'2"

With radiator, dormer window with attractive front aspect, ceiling light, built in wardrobes to one wall with matching bedside drawers and vanity table, door to

### **En-suite**

Walk-in fully tiled shower cubicle with mains fed shower and glazed shower door, ceiling down lighter, extractor fan, white wash hand basin within a vanity unit, cupboards beneath and tiled surround, low level w.c. with recessed cistern in matching cabinet with shelving and storage cupboard, double glazed window with privacy glazing, radiator, vinyl floor.

### **Double Bedroom Two**

12'8" x 8'8"

With double glazed window to rear, radiator, wood laminate flooring, coving, ceiling light.

### **Double Bedroom Three**

8'11" x 7'8"

With double glazed window to rear, radiator, wood laminate flooring.

### **Double Bedroom Four**

8'11" x 7'8"

With radiator, double glazed window to rear, coving, wood laminate flooring.

## Bathroom

With a three piece white suite with panelled bath with tiled surround, mixer tap, mains fed shower over with adjustable shower and bi folding shower screen, extractor fan, ceiling down lighters, low level w.c., pedestal wash hand basin, vinyl flooring, radiator, ceramic tiled splash backs.

## Front

To the front of the property is a lawned fore garden with mature planting, attractive flower beds and borders. There is a double width block paved driveway with off road car parking for two cars. A side gated pathway leads to the rear garden and to the other side a brick garden store ideal for bikes etc.

## Rear Garden

Manageable rear garden, fully enclosed by garden walls and timber fencing, screening hedging backing onto the former school playing fields due for housing development. The garden has a raised timber decked sitting area, side gate and inset lawn with timber greenhouse and well stocked flower beds with a good variety of shrubs.

## Tenure

The property is freehold.

## Services

All main services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

82 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

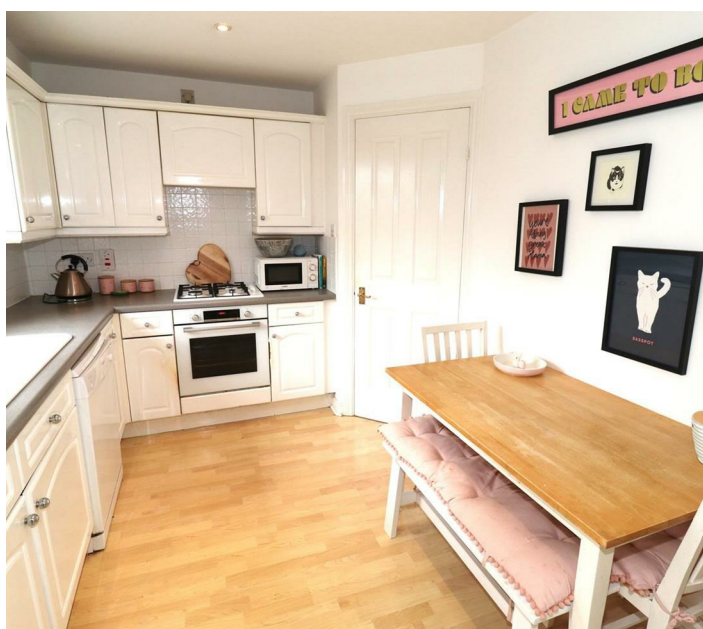
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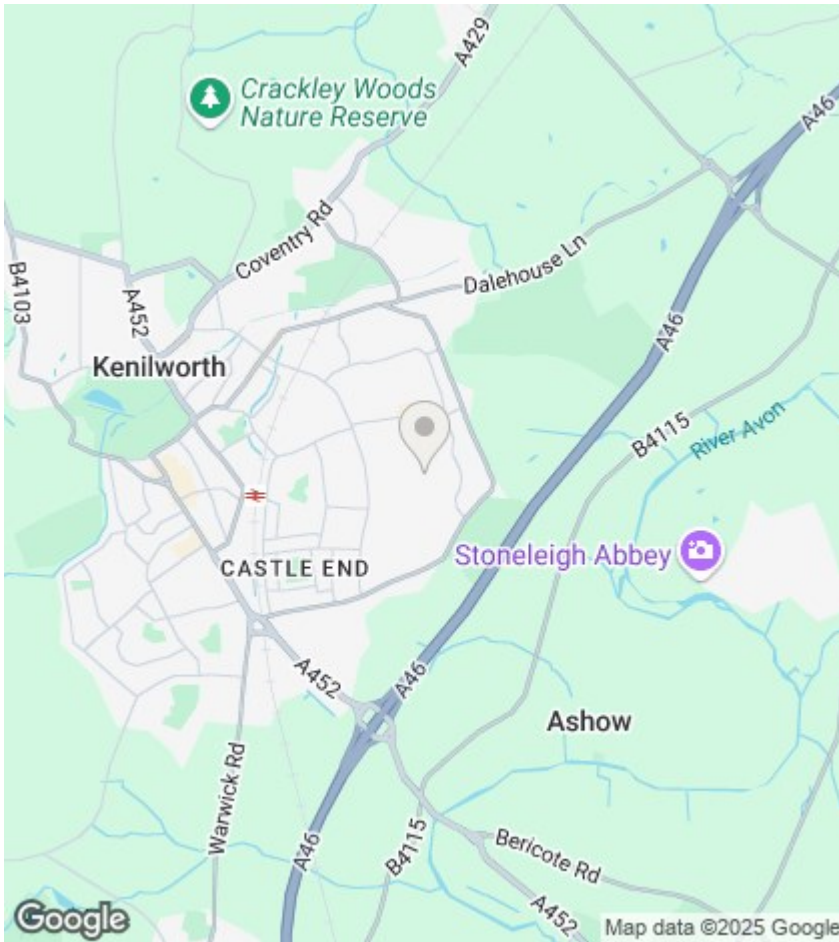
Virgin

## Fixtures & 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</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	

### Ground Floor

Approx. 76.2 sq. metres



### First Floor

Approx. 54.3 sq. metres



Total area: approx. 130.5 sq. metres