



Northvale Close, Kenilworth

Offers Over £430,000

- Extended Four Bedroom Semi Detached House
- Lounge & Extended Dining Room
- Fitted Kitchen
- Bathroom & En-suite
- Garage & Parking
- Open Porch, Hall & cloakroom
- Energy Rating C - 71
- Four Bedrooms Over Two Floors
- Good size Rear Garden (Two Titles)
- Warwick District Council Tax Band D

Northvale Close, Kenilworth

An extended four bedroom semi detached house laid out over 3 floors situated at the head of this popular cul-de-sac close to Kenilworth Common and Old town. The property has been extended and the double glazed and gas centrally heated accommodation comprises a enclosed porch, reception hallway, front lounge with fireplace and an opening into the extended dining room. On the first floor there are three bedrooms and a fully tiled family bathroom and to the second floor a master dormer double bedroom with en suite shower room Outside is a driveway that provides parking for 3/4 vehicles and leads to the garage, with a attractive garden to rear The property is located with walking distance of the Ofsted outstanding rated Kenilworth secondary school.



Council Tax Band: D



Approach

The property is approached across a tarmacadam driveway.

Enclosed Porch

With tiled threshold and sliding uPVC door with composite opaque glazed internal door with matching full height window into the

Reception Hall

With stairs rising to the first landing door to a useful under-stairs storage cupboard housing the electric isolation unit, electric and gas meters, laminate flooring, radiator, double glazed window to side and doors off to

Lounge

14'4" x 11'11"

With a double glazed window to the front with a radiator beneath. The focal point is provided by a inset electric effect wood burning stove (not included) with pine mantle and surround, ceiling light, archway and double internal glazed doors leading into the

Dining Room

17'11" x 10'6"

With double glazed patio doors and full height windows onto the rear garden, two radiators and a double glazed window to side. Wood laminate flooring throughout and with two ceiling lights.

Kitchen

12'11" x 7'4"

Fitted with a range of matching beech fronted, base and wall units with black marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap. Ceramic tiling to splash back, integrated Bosch fan assisted oven with a grill and four ring induction hob with a stainless steel splash back and illuminated extractor hood over. Cupboards housing the integrated dishwasher, space and plumbing for washing machine and upright fridge freezer. Pantry cupboard with bi fold door, double glazed window to rear, wall mounted Intergas combination boiler servicing the hot water and central. Double glazed door to side.

First Floor Landing

With double glazed window to side, ceiling light, door to

Front Bedroom

12'6" x 10'10"

With double glazed window looking over the close, ceiling light, radiator.

Back Bedroom

12'6" x 11'1"

With double glazed window to rear, ceiling light, radiator.

Fourth Bedroom

9'1" x 7'1"

With double glazed window to front, radiator, led ceiling downlighters.

Bathroom

With a three piece white suite with low level w.c., pedestal wash hand basin, corner bath with Triton electric shower. Ceramic tiling to walls, vinyl floor and an opaque double glazed window to rear. Heated chrome towel rail, extractor fan, mirrored vanity cabinet on the walls.

Second Floor Landing

Ceiling light, smoke alarm, velux roof window, door to

Master Bedroom

15'10" x 12'4"

With double glazed dormer window to rear Velux window to front, LED ceiling down lighters, radiator, useful built in, into eaves storage, with hanging rail and shelf.

Ensuite Shower Room

With a three piece white suite with low level w.c., pedestal wash hand basin with chrome mixer tap, walk in shower enclosure with mains fed shower with chrome fittings, heated towel rail, ceramic tiling to walls and floor, opaque double glazed window to rear.

Outside/Rear Garden

To the rear is an attractive rear garden, fully enclosed by perimeter fencing, with patio. Inset lawn, feature garden pond with pump and rockery with pergola over, raised timber decking sitting area, and purpose built chicken pen, outside tap, and side gated access. The rear garden has a separate absolute title with extra land bought some years ago.

Garage

With metal up and over door to front, power and light connected.

Front

To the front of the property is slate chipping and concrete driveway with inset lawn fore garden.

Tenure

The property is freehold

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

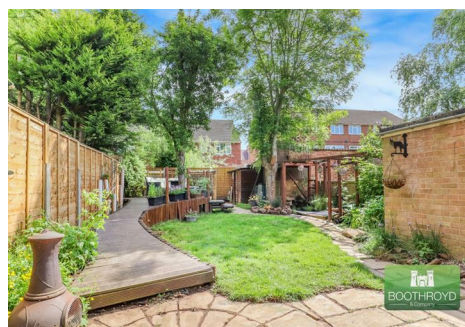
Basic
4 Mbps
Superfast
145 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

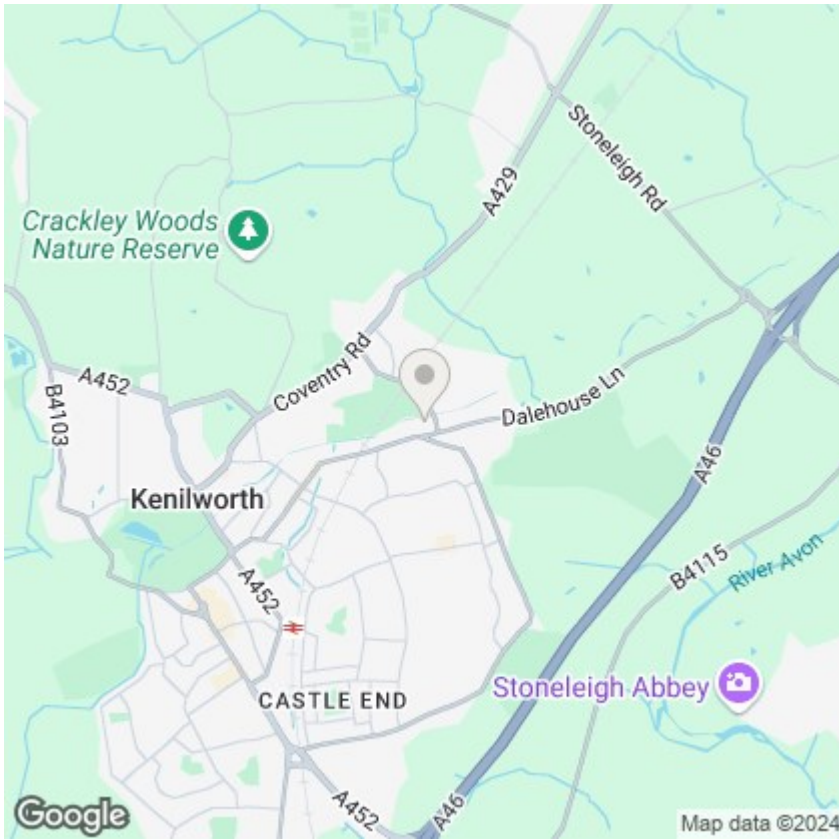
BT
Sky
Virgin

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.

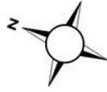
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 50.9 sq. metres



First Floor

Approx. 45.5 sq. metres



Second Floor

Approx. 25.5 sq. metres



Total area: approx. 121.9 sq. metres