



## Suncliffe Drive, Kenilworth

£575,000

- Spacious Three Bedroom 'Sunshine' Detached House
- Living & Dining Room & Study/Family Room
- Fitted Kitchen With Integrated Appliances
- Luxury Bathroom
- Driveway Parking & Attractive Fore Garden
- Open Porch & Hall & Cloakroom W.C
- Energy Rating C - 71
- Three Good Bedrooms
- Attractive South Facing Rear Garden
- Warwick District Council Tax Band E



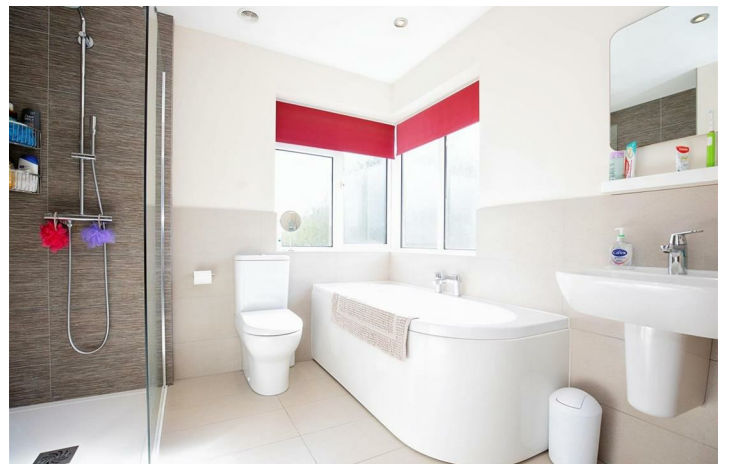
# Suncliffe Drive, Kenilworth

This impressive three bedroom detached "Sunshine" home offers free flowing living space for your family. The property benefits from kitchen featuring dining and family areas, additional office/playroom, cloakroom, landscaped gardens to the front and rear and a light and airy lounge with log burner. The upstairs featuring three good sized bedrooms and a spacious family bathroom.

This stunning property is situated for easy access to the town centre and open countryside. Located in the the St Johns/Clinton school catchment and within the Ofsted outstanding Kenilworth Secondary school catchment. Internal viewing is essential.



Council Tax Band: E



## Approach

Over a re-laid tarmacadam and block edged driveway and matching pathway to an open porch. Through a composite front door with corner sunshine double glazed window into the

## Hall

With wood laminate flooring, ceiling light, radiator, wall light and door to the

## Cloakroom

With a low level, corner wash hand basin with tiled splash back, Karndean flooring, opaque double glazed window to side, ceiling down light, extractor fan.

## Dining Room

13'5" x 10'11"

With wood laminate flooring, feature vertical radiator, space for large dining or breakfast table, corner double glazed window to rear, built in useful full height storage unit, double glazed door to the garden, LED downlighters and archway to the

## Kitchen

10'4" x 8'3"

Comprehensively refitted with matching high gloss handleless base and wall units with oak blocks work surfaces and matching up-stands, draws with secret cutlery trays, easy wipe splashback, integrated appliances to include a Neff hide and slide oven, four ring Neff induction hob with AEG illuminated stainless steel extractor hood above, Bosch dishwasher, and Miele 70/30 fridge freezer. Stainless steel twin bowl under counter mounted sink with chrome mixer tap, double glazed window to rear, LED downlighters, door to hall.

## Office/Utility Area

16'8" x 7'10"

With double glazed window and door to front and rear, wood laminate flooring, ceiling light, space and plumbing for washing machine and separate dryer, cupboard housing the Vaillant combination boiler servicing the hot water and central heating, cupboard concealing the electric isolation unit and electric meter, radiator, further full height broom cupboard with matching cupboard above.

## Lounge

14'11" x 13'0"

With dual aspect double glazed windows, inset multi fuel log burner, radiator, t.v point and oak French doors to Kitchen/Diner, radiator, coving, two wall, lights and ceiling light.

## First Floor Landing

With banister rail, opaque double glazed window to side, wall

light, access to insulated and boarded loft space with retractable ladder and light, door to

## Main Bedroom

14'10" x 11'11"

Spacious room with corner double glazed window to front and side further double glazed window to front and door access to balcony, radiator, coving, ceiling light.

## Second Bedroom

13'6" x 10'11"

With corner double glazed window to rear, coving, ceiling light and radiator.

## Third Bedroom

9'4" x 7'6"

With front corner double glazed window, ceiling light, radiator and built-in over bulk head storage.

## Bathroom

With a four piece white suite with a low level w.c., half pedestal wash hand basin with chrome mixer tap, large bath with central Grohe chrome mixer tap, large walk in shower enclosure with fitted glazed screen, LED downlighters, porcelain tiles to floor and walls. Opaque corner double glazed window, extractor fan, feature vertical radiator, built in airing cupboard with shelving and radiator.

## Rear Garden

Fully enclosed by perimeter fencing with small trees, split level lawn with railway sleeper, full width patio, covered pergola and useful side gated access to one-sided. In the corner, a timber shed with power, and outside tap and light on the back of the house.

## Front

To the front of the property is a tarmacadam and block edged driveway with parking for two cars, inset lawn with ornamental cherry tree and pergola with climbing honey suckle and side pathway.

## Tenure

The property is freehold.

## Services

All mains services are connected,

Satellite / Fibre TV Availability

BT

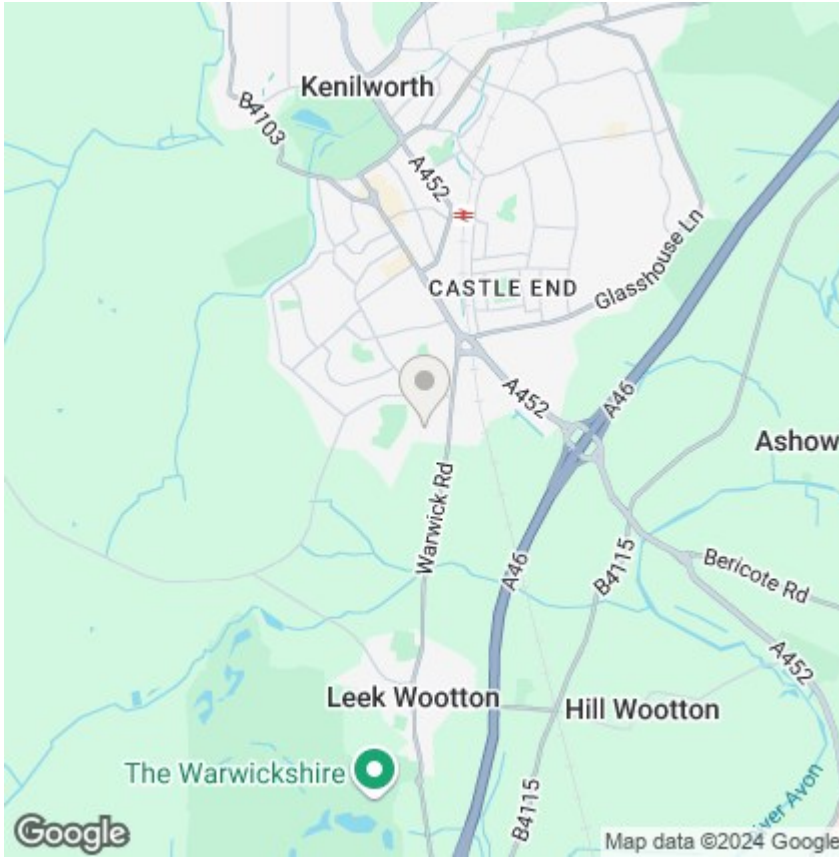
Sky

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### Ground Floor

Approx. 63.6 sq. metres



### First Floor

Approx. 55.5 sq. metres



Total area: approx. 119.1 sq. metres