



## Park Hill, Kenilworth, Warwickshire, CV8 2JG

£515,000

- A Well Presented Three Bedroom Detached House
- Through Lounge With Feature Stone Fireplace
- Three Bedrooms With Fitted Wardrobes
- Attractive Front And Rear Garden
- Set Behind A Service Road
- Refitted Kitchen With Integrated Appliances
- Energy Rating D - 64
- Block Paved Driveway And Garage
- Great Location For Schooling Of All Ages
- Warwick District Council Tax Band E



# Park Hill, Kenilworth. CV8 2JG

A well appointed three bedroom detached house set behind a service road. Ideally located with Park Hill and Kenilworth Secondary School both in close proximity. You approach across a driveway providing hardstanding and leading to the canopied porch and garage. The hallway has a cloakroom/wc and door into the through lounge with stone fireplace. The shaker style kitchen has been refitted and has integrated appliances. On the first floor are three well proportioned bedrooms which all benefit built in wardrobes. The bathroom also has a separate wc. Outside are manicured front and rear gardens. Viewing is essential to appreciate the location and everything this home has to offer.



Council Tax Band: E



### **Foregarden**

The open plan foregarden is mainly laid to lawn with herbaceous borders and a canopied porch entrance.

### **Hallway**

Entered through a uPVC door. Stairs rise to the first floor landing, radiator and doors leading off to

### **Cloakroom**

Rifted and fully tiled with a close coupled wc, wash hand basin, heated towel rail and a frosted window to the fore.

### **Through Lounge**

With windows to both front and rear elevations. Twin radiators and a focal point provided by a stone fireplace with matching hearth which houses a living flame gas fire.

### **Fitted Kitchen**

Comprehensively fitted with a range of shaker style wall and base units with brushed steel door furniture. The base units include an integrated fridge, washing machine and dishwasher. Twin eye level ovens set with a bank of units. The wood effect worksurface has an induction hob with extractor and composite sink set below the window to the rear. Door leads to the side pedestrian access.

### **Landing**

With a window on the turn and a radiator. Access to loft void and doors off to:

### **Bedroom One**

Window to the fore with a radiator beneath and fitted sliding wardrobes.

### **Bedroom Two**

Window to the rear with a radiator beneath and fitted sliding wardrobes.

### **Bedroom Three**

Window to the rear with a radiator beneath and fitted sliding wardrobes.

### **Cloakroom**

With a close coupled wc and a frosted window to the side.

### **Bathroom**

Fully tiled with a panelled bath with a thermostatic shower over with screen and a pedestal wash hand basin. Radiator, frosted window to the fore and an airing cupboard

### **Driveway**

The block paved driveway offers hardstanding for two vehicles side by side and leads to the side garage.

### **Side Garage**

With an up and over door with power and lighting provided.

### **Rear Garden**

The gated side access leads to the rear garden. There is pedestrian access to the garage. There is a generous patio that leads to the formal lawns. The garden is enclosed with panelled fencing and there is a timber shed at the head of the garden.

### **Tenure**

The property is Freehold

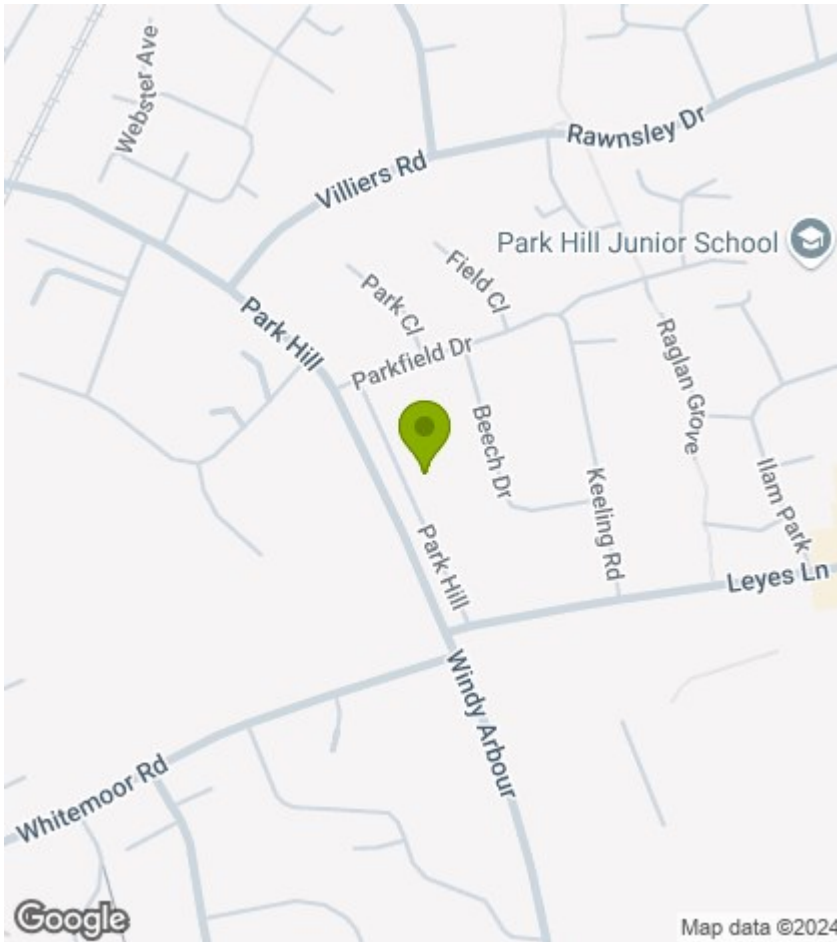
### **Services**

All mains services connected

### **Fixtures and Fittings**

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





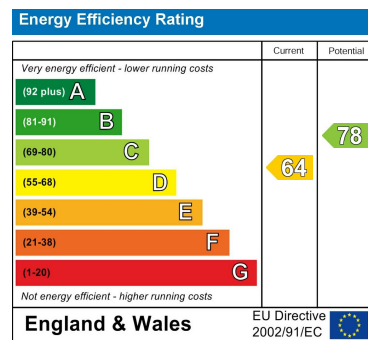
## Directions

## Viewings

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

## EPC Rating:

D



### Ground Floor

Approx. 56.4 sq. metres

### First Floor

Approx. 49.7 sq. metres

