



Holmewood Close, Kenilworth

£495,000

- Three Bedroom Detached Dormer Bungalow
- Reception Hall
- Living/Dining Room
- Refitted Shower Room
- Garage & Parking
- Planning Permission Granted For Extension
- Energy Rating D
- Kitchen Prepared & Re Plastered Walls Ready To Fit
- Good Size Rear Garden
- Warwick District Council - Tax Band E

Holmewood Close, Kenilworth

An individual three bedroom detached dormer style bungalow positioned on a generous plot in a quiet residential position just off Parkhill/Windy Arbour. The flexible accommodation, with planning permission for a large ground floor extension, is positioned in the Thorns/Park Hill school catchment and a short walk from the new Kenilworth Secondary School. The property comprises: open porch, L shaped reception hall, living/dining room, kitchen (requiring units/fitting), cloakroom/w.c, lobby, utility/conservatory, three bedrooms two of which are doubles and refitted bathroom. There is a loft/store, and a single garage. The bungalow is positioned on a good plot with space to both front and rear with a private established garden and sloped tarmac driveway. The property has full double glazing and gas fired central heating with renewed central heating boiler.



Council Tax Band: E



APPROACH

Over a tarmacadam driveway and pathway to an open porch with outside light, double glazed front door with matching leaded and double glazed window into the:

RECEPTION HALL

With coving, radiator, ceiling light, smoke alarm, telephone point, paddle stairs to loft and wood panelling

LOUNGE/ DINING AREA

21'7" x 13'10"

Living room with living flame effect coal gas fire with brick surround and raised granite composite hearth, ceiling light, coving, t.v point, double glazed French doors onto the patio with full height double glazed windows either side, archway to the Dining Area. With a radiator and double glazed window to rear, twin wall lights and serving hatch from the kitchen.

KITCHEN

12'6" x 8'9"

This is a blank canvas fully plastered walls, new vinyl ready for someone to put their kitchen of choice in. Walk in pantry cupboard with shelving and light, door with two steps down to the

LOBBY

With space and plumbing for washing machine, work surfaces with base draw unit and door to front, ceiling light, built in pantry cupboard with shelving and door to

W.C

With a low level w.c, wall mounted wash hand basin, ceiling light.

SUN ROOM

17'3" x 5'1"

With a pitched polycarbonate roof with surrounding double glazed windows with dwarf walls and double glazed door to patio, single stainless steel sink with cupboard below, ceramic tiling to floor, two wall lights.

DOUBLE BEDROOM ONE

10'11" x 10'11"

With new double glazed window to front, ceiling light, radiator.

DOUBLE BEDROOM TWO

10'11" x 9'10"

With double glazed window to rear, coving, ceiling light, t.v point, radiator.

BEDROOM THREE/STUDY

7'9" x 6'11"

With double glazed window to side, radiator, coving, built in wardrobe.

BATHROOM

With a refitted three piece white suite with low level w.c, vanity wash hand basin with cupboard below, 'P' shaped bath with curved shower screen with mains fed shower with chrome mixer tap and fittings, twin shower heads, porcelain tiles to walls and contrasting black porcelain tiles to the floor, double glazed window to front and a heated chrome towel rail.

LOFT LANDING

Paddle stairs off the hall with light, wall mounted basin, door to loft storage space housing the wall mounted Worcester Bosch condensing boiler servicing the hot water and central heating, door to

LOFT

17'5" x 9'11"

With double glazed dormer window to rear, radiator, ceiling light, useful eaves storage, redecorated and recarpeted.

SINGLE GARAGE

15'2" x 8'2"

With electric roller door to front, power and light, also housing the electric isolation unit and electric and gas meters.

REAR GARDEN

Enclosed by perimeter fencing with full width patio and pathway leading to the front of the property, mainly laid to lawn with established borders and outside tap.

FRONT

To the front of the property is a tarmacadam sloped driveway with substantial lawned fore garden with a number of established plants.

PLANNING PERMISSION

There is planning permission for a 5m x 5 m rear single storey extension- planning ref -W/23/0570

FIXTURES AND FITTINGS

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

SERVICES

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

74 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

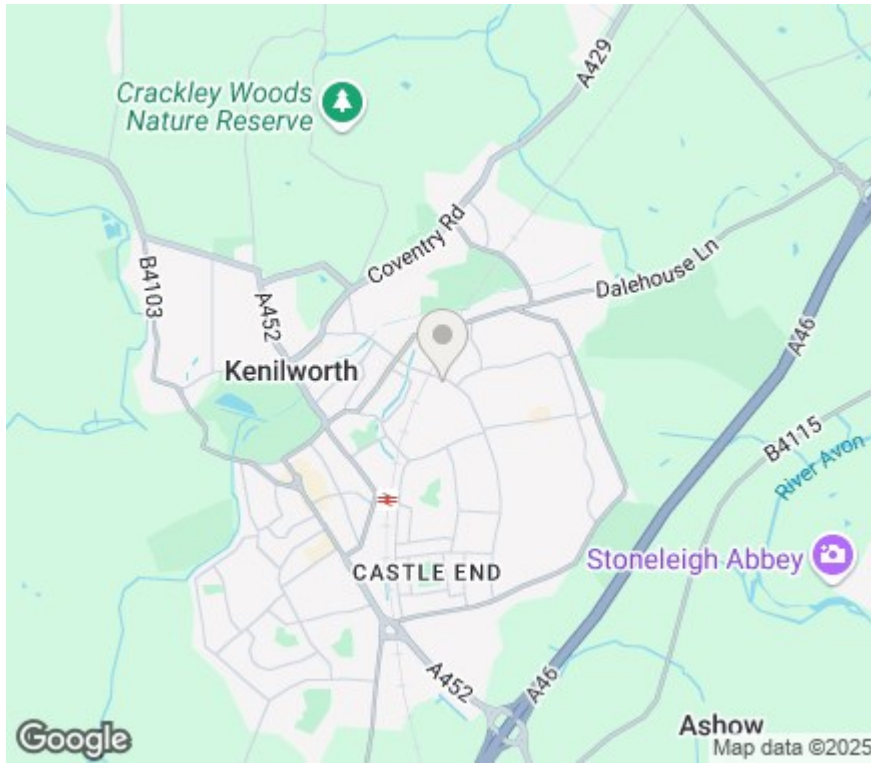
BT

Sky

Virgin

TENURE

The property is Freehold.



Viewings

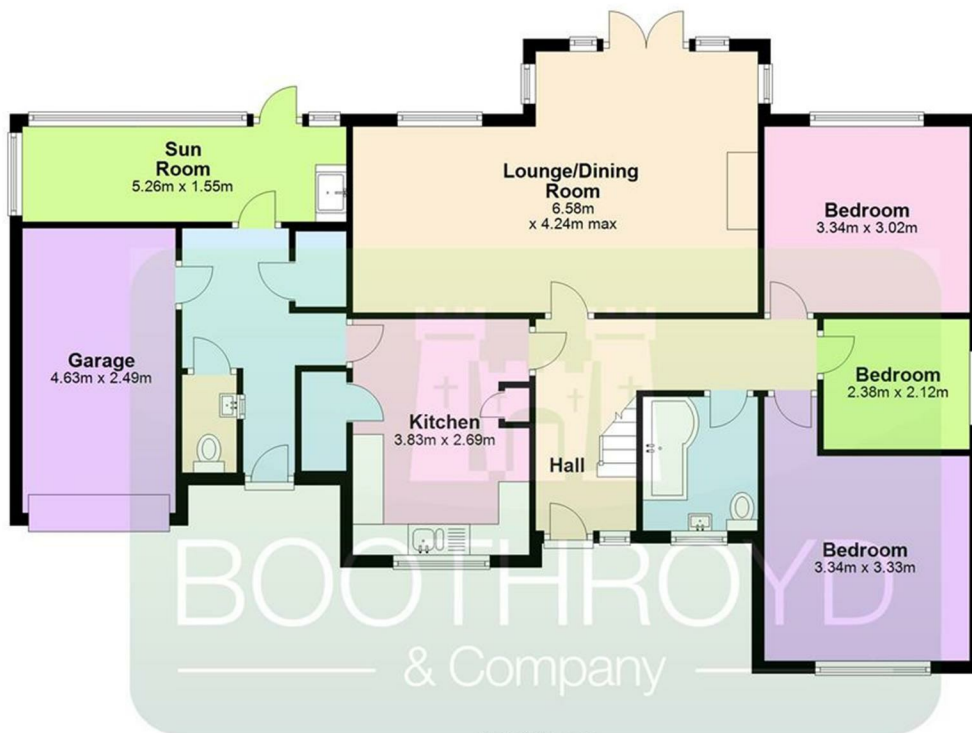
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		58	
(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. 109.4 sq. metres



First Floor

Approx. 30.4 sq. metres



Total area: approx. 139.8 sq. metres