



## Turton Way, Kenilworth

Asking Price £295,000

- Two Bedroom Semi Detached
- EV Charger Point
- Three Piece White bathroom With Shower
- Gas Central Heating
- Close to Kenilworth Secondary School
- Garage
- Fitted Modern Breakfast Kitchen
- Attractive Rear Garden with Patio
- Driveway for Three Vehicles
- Energy Rating C

# Turton Way, Kenilworth

A modern and well presented two bedroom semi detached home with garage situated within this quiet cul-de-sac close to Kenilworth Secondary School, Leyes Lane shops and local green spaces. From the large driveway with parking for up to three vehicles, a pathway leads to the pitched porch and the timber door opens into the front lounge with feature fireplace, staircase and a door into the refitted breakfast kitchen. The kitchen area has a range of cream shaker style units and it opens into the breakfast area with an opaque glazed uPVC door taking you into the attractive rear garden. On the first floor are two bedrooms and a refitted bathroom with an electric shower. Viewing is highly recommended.



Council Tax Band: C



## Approach

Approached to a pitched, tiled, porch with composite front door with double glazed inset, leading into the

## Porch

6'2 x 2'8

With central ceiling light, side window, ceramic tiled flooring and further timber door into the lounge.

## Living Room

12'7 x 14'4

With double glazed window to front, central ceiling light, hall window to front, stairs rising to the first floor landing, radiator, t.v. aerial point, wood strip flooring, half way shaker style timber panelling, useful under stairs storage area and doorway to the

## Kitchen

12'7 x 9'4

Fitted with a range of shaker style cream matching base and wall units with wood block effect rounded edge work surfaces with under counter lighting, single drainer stainless steel sink unit with mixer tap overlooking rear garden through double glazed window, central ceiling light, wall hung vertical radiator, Siemens single electric fan assisted oven and grill with four ring hob, illuminated stainless steel extractor hood above, ceramic tiling to splash backs, space for washing machine, integrated Siemens dishwasher integrated fridge/freezer, space for dining/breakfast table and glazed door overlooking the garden.

## First Floor Landing

Central ceiling light, access to insulated and bordered loft space with retractable ladder housing the Baxi central heating boiler installed in 2019. Panelled doors off to

## Bedroom One

9'5 x 9'11

With glazed window, central ceiling light, radiator, built-in walk-in open fronted double wardrobe with hanging rail, with further storage cupboard and power sockets with USB charging points.

## Bedroom Two

12'10 x 6'7

With glazed window overlooking the rear garden, central ceiling light, radiator, power sockets with USB charging points.

## Bathroom

6'5 x 6'4

With a three piece white suite, low level w.c., pedestal wash hand basin with chrome mixer tap, panelled bath with dual headed Mira electric shower over and ceramic tiling to walls, opaque glazed window, heated chrome towel rail, cushioned vinyl flooring,

## Rear Garden

Enclosed by timber panel fencing, with full width patio and mainly laid to lawn with further corner patio, mature shrubs and plants, raised timber bed, outside tap and door leading to

## Garage

Single garage with metal up and over door with power and further storage in the roof, tv point, side timber door into garden, single glazed rear window.

## Outside

To the front of the property there is a lawned fore garden with a variety of shrubs and plants with a EV charging point and block driveway.

## Fixtures and Fittings

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

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

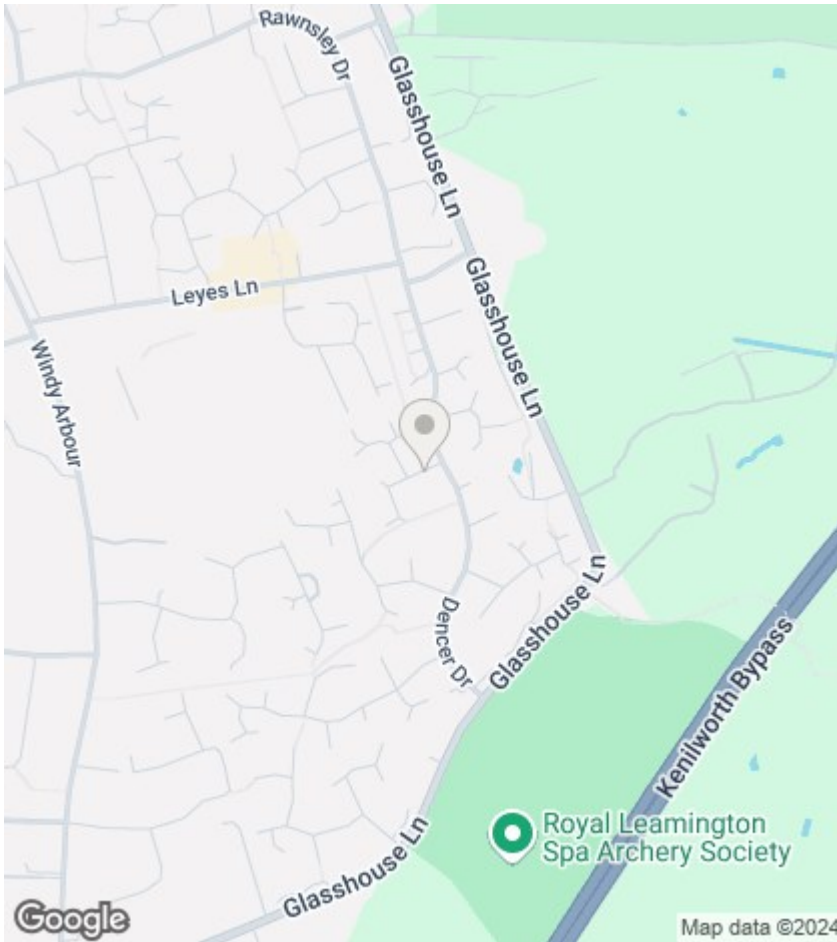
BT

Sky

Virgin

## Tenure

The property is Freehold.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</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	



LOCATION  
Turton Way

DETAILS  
Total area: 586.57 sq ft  
Living area: 586.57 sq ft  
55m<sup>2</sup>

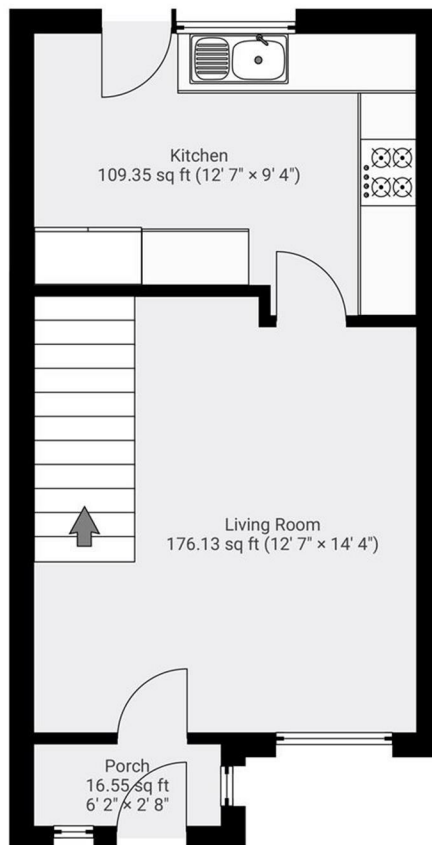


The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0' 2' 4' 6' 1:50

### ▼ Ground Floor

TOTAL AREA: 301.85 sq ft · LIVING AREA: 301.85 sq ft ·



### ▼ 1st Floor

TOTAL AREA: 284.72 sq ft · LIVING AREA: 284.72 sq ft ·

