



## Clarkes Avenue, Kenilworth

Offers Over £400,000

- Two Bedroom, Two Bathroom Extended Detached Bungalow
- Enclosed Porch, Reception Hall & Cloakroom W.C
- Large Lounge With Lovely Views
- Both Double Bedrooms With En-suites
- South Facing Rear Garden Not Overlooked
- Town Centre Location With No Onward Chain
- Energy Rating D - 66
- Breakfast Kitchen & Side Utility
- Double Garage & Large Drive
- Warwick District Council Tax Band D

# Clarkes Avenue, Kenilworth CV8 1HX

Proceedable Viewings Only- OPEN DAY FRIDAY 18TH 3.45pm-5.30pm

A significantly extended two double bedroom detached bungalow in a sought after cul-de-sac location at the head of the close, within walking distance of the town centre with its full range of facilities and amenities. The detached bungalow with a good sized plot, detached double garage and attractive south facing rear garden comprises enclosed entrance porch, reception hall, cloakroom/w.c with open study area, attractive lounge overlooking the south facing rear garden, fitted kitchen, utility, master bedroom with en suite shower room, second double bedroom with en suite bathroom, lovely south facing rear garden that is not overlooked with greenhouse and timber shed. To the front a large block paved driveway with parking for several cars and double garage with side covered entrance. No onward chain, early viewing is advised.



Council Tax Band: D



### **Approach**

Over a block paved driveway to a

### **Porch**

Fully enclosed porch with matching leaded and double glazed door and windows, ceiling light, ceramic tiled floor, hardwood panelled internal door into the

### **Reception Hall**

Spacious hall with radiator, two ceiling lights, smoke alarm, access to insulated and part boarded loft space with retractable ladder, radiator, feature alcove ideal for a desk, door to the

### **Guest Cloakroom**

With a low level w.c, wall mounted wash hand basin with tiled splash back, opaque double glazed window to side, vinyl floor, ceiling light, wall light.

### **Kitchen/Breakfast Room**

12'4" x 10'2"

Comprehensively fitted with a range of matching black high gloss fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, integrated double electric oven and grill, four ring induction hob, integrated microwave fridge freezer and dishwasher, ceiling downlighters, leaded double glazed window to front, radiator, click vinyl floor, ceramic tiling to splash back, t.v point, opaque double glazed window to side.

### **Utility Room**

6'8" x 9'10"

White wood base and wall units, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine and separate dryer, useful storage cupboard, wall mounted Vaillant combination gas fired boiler servicing the hot water and central heating, double glazed window and door to side covered walk way, radiator, vinyl floor.

### **Lounge**

17'7" x 13'1"

With feature living flame effect coal gas fire, white wood mantel and surround with stone hearth, ceiling light, radiator, sliding patio door overlooking the attractive South facing rear garden.

### **Double Bedroom One**

14'9" x 11'2"

With double glazed window to rear, radiator, two ceiling lights, two wall lights, built in airing cupboard with slatted shelving, door to

### **En-suite**

With a three piece white suite with low level encased w.c, vanity wash hand basin, large walk in shower enclosure with mains fed shower, porcelain tiles to walls, opaque double glazed window to side, mirrored vanity cabinet, heated chrome towel rail.

### **Double Bedroom Two**

16'4" x 9'9"

With double glazed window to front and side, two ceiling lights, two wall lights, door to

### **En-suite Bathroom**

With a three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below, p shaped bath with curved shower screen, mixer tap and shower over, ceiling downlighters, porcelain tiles to walls, opaque double glazed window to side, heated chrome towel rail.

### **Rear Garden**

Full width patio lawn to roof levels, upvc green house, useful gated access, timber shed and outside tap.

### **Double Garage**

17'1" x 15'7"

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

### **Front**

To the front of the property is a large block paved driveway offering parking for three/four cars.

### **Tenure**

The property is freehold.

### **Services**

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband  
Basic  
16 Mbps  
Superfast  
121 Mbps  
Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability

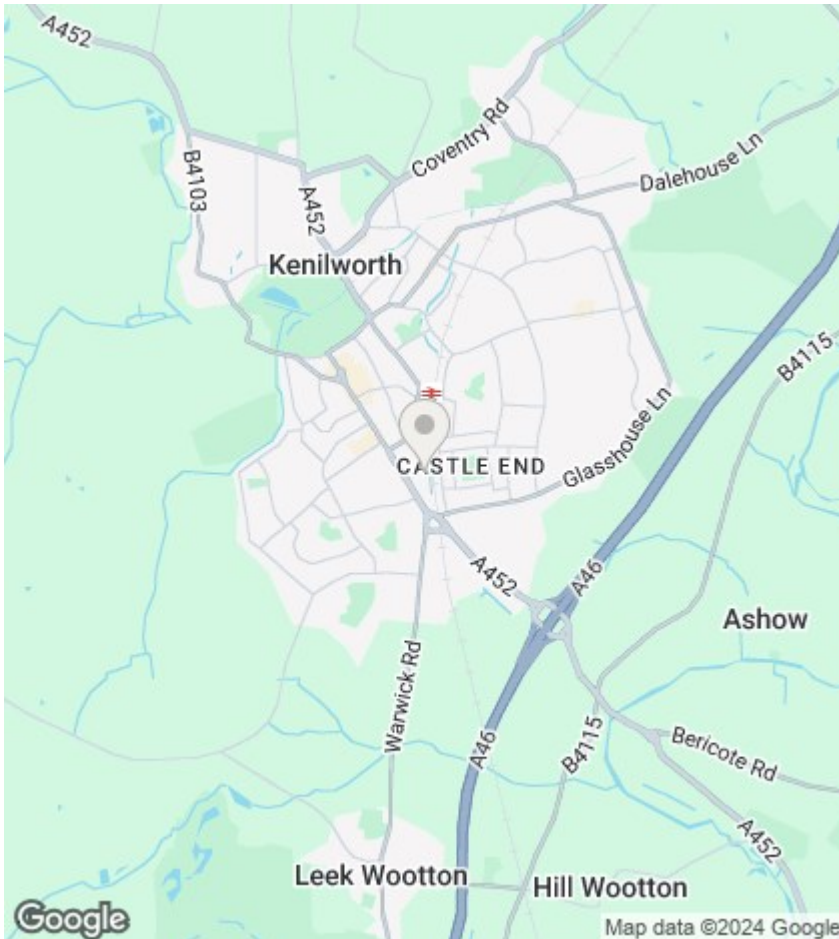
BT  
Sky  
Virgin

### 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

