



Littleton Close, Kenilworth

Offers Over £875,000

- Extended Quality Detached House
- Refitted Breakfast Kitchen and Utility Room
- Four Double Bedrooms
- Double Garage
- Driveway Parking and no Onward Chain
- Three Reception Rooms
- Energy Rating D - 66
- Family Bathroom Plus Two Ensuites
- Landscaped Tiered South West Facing Garden
- Warwick District Council Tax Band G

Littleton Close, Kenilworth

An attractively presented and delightfully situated four bedroom, extended, detached house, built by Bryant Homes to the Malden design, with a south westerly facing rear garden offering considerable privacy and seclusion. The property is situated in a popular residential cul-de-sac, on the Coventry side of Kenilworth, close to Old Town. Spacious entrance hall with ground floor cloakroom, attractive through lounge, family room/study, separate dining room, refitted breakfast kitchen, separate utility room, first floor landing, master bedroom 1 with ensuite bathroom and walk through dressing room, three further double bedrooms and 2nd ensuite, fully fitted family bathroom, double garage and workshop/store area, parking, gas central heating, double glazing, attractive landscaped gardens to front and rear. Internal inspection is strongly recommended and the property is offered for sale with no chain.



Council Tax Band: G



Approach

Over a landscaped front garden, with stepped pathway to a circular paved entrance, step up to composite front door with matching double glazed insets, leading to

Reception Hall

With Karndean flooring, radiator, alarm control pad, coving, ceiling light, useful understairs storage cupboard, door to

Cloakroom

With a two piece white suite with low level w.c., wall mounted wash hand basin with tiled splash back, Karndean flooring, ceiling light, opaque double glazed window to side, wall mounted electric isolation unit, chrome radiator.

Kitchen

15'7" x 9'9"

Comprehensively refitted with a range of matching Shaker style base and wall units with quartz 30mm square edged work surfaces with matching upstands and windowsill, under counter mounted Franke white ceramic twin bowl sink, chrome mixer tap, integrated John Lewis double fan assisted oven and grill, four ring Siemens induction hob with Siemens concealed illuminated extractor hood over, Siemens dishwasher, large upright Liebherr fridge freezer, peninsular breakfast bar with wood block work surface and three stool breakfast bar, Karndean flooring, LED downlighters, feature ceiling light, double glazed window to rear, double glazed door to side.

Lounge

17'5" x 11'10"

With double glazed walk in bay to front, open fireplace with coal effect gas fire, double glazed French doors to rear, coving, three picture lights, two radiators, door to the

Family Room/ Study

13'9" x 12'11"

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

Utility Room

7'2" x 9'3"

Comprehensively refitted with matching Shaker style base and wall units with marble effect rounded edge work surfaces with matching upstands, single white composite sink with chrome mixer tap, Bosch washing machine, Karndean flooring, ceiling light, coving, radiator, double glazed window to front.

Dining Room

10'5" x 9'10"

With double glazed walk in bay window overlooking the south west facing rear garden, Karndean flooring, ceiling light, coving, radiator, doors to the kitchen and the lounge.

First Floor Landing

With double glazed window to front, radiator, ceiling light, access to insulated and part boarded loft space with retractable ladder, matching banister rail and spindles, built in cupboard with Worcester pressurised hot water cylinder, doorway to

Walk Through Dressing Room

With double glazed window to front, radiator, built in matching wardrobes to one wall with hanging and shelving and part mirrored door fronts.

Principal Bedroom

26'6" x 12'11"

With two double glazed windows to front, radiator, two ceiling lights, dressing area with further ceiling light and radiator, dormer window with elevated views across Kenilworth, door to

Ensuite Bathroom

Comprehensively refitted with a luxury four piece white suite with low level encased w.c., vanity wash hand basin with range of built in cupboards and drawers with matching chrome handles, large part freestanding bath with wall mounted chrome mixer taps and shower attachment, large walk in shower enclosure with fitted glazed shower screen and mains fed shower with rain head and chrome mixer fitting, Villeroy & Boch porcelain tiles to walls, dual fuel radiator, Karndean flooring, extractor fan, two ceiling lights, mirrored vanity cabinet, opaque double glazed window to rear.

Double Bedroom Two

10'9" x 13'6"

With double glazed window to rear with views across Kenilworth, radiator, ceiling light, built in double wardrobe with hanging and shelf, wood laminate flooring, door to

Ensuite Bathroom

With a three piece white suite with low level w.c., pedestal wash hand basin, P shaped panelled bath with mains fed Aqualisa chrome mixer shower over, matching ceramic tiles to walls and floor, chrome radiator, illuminated wall mounted mirror, opaque double glazed window to rear.

Bedroom Three

10'9" x 12'2"

With double glazed window to rear with views across Kenilworth, radiator, ceiling light.

Bedroom Four

8'5" x 9'4"

With double glazed window to front, radiator, ceiling light, built in double wardrobe with hanging and shelf.

Family Bathroom

With a three piece white suite with encased low level w.c., vanity wash hand basin with range of built in cupboards and drawers with matching chrome handles, P shaped panelled bath with mains fed Aqualisa chrome mixer shower over, matching ceramic tiles to walls and floor, chrome radiator, illuminated wall mounted mirror, opaque double glazed window to side.

Double Garage

17'11" x 16'0"

With electric Horsmann roller door to front with power and light connected, useful eaves storage, double glazed door to rear, opening to

Workshop/ Storage Area

With ceiling strip light, double glazed window to rear, fitted work bench, range of power points.

Rear Garden

A superb feature of this property is the landscaped, terraced and south westerly facing rear garden, with two separate patio terraces with steps down to a central lawn, with mature screening hedging and well kept trees. To the side there is gated access with additional patio seating area. Retractable sun canopy and outside tap.

Tenure

The property is Freehold.

Fixtures & 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

6 Mbps

Superfast

76 Mbps

Ultrafast

1000 Mbps

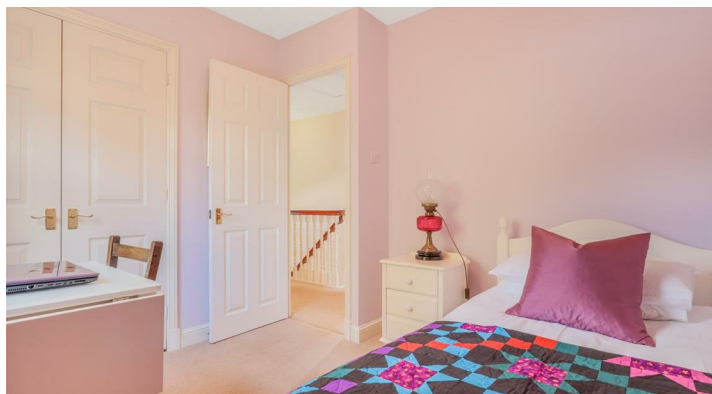
Satellite / Fibre TV Availability

BT

Sky

Virgin







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 203.6 sq. metres