



## The Wardens, Kenilworth

Offers In The Region Of £615,000

- Quality Three Bedroom Detached Bungalow
- Three Double Bedrooms
- Shower Room And En-suite Wet Room
- Conservatory
- No Onward Chain
- Lounge & Dining Room
- Energy Rating D - 62
- Double Garage And Driveway Parking
- Attractive Gardens
- Warwick District Council Tax Band G

# The Wardens, Kenilworth

A quality three bedroom detached bungalow, situated within the highly regarded Wardens development built in 1994, conveniently positioned for access to the Town Centre of Kenilworth with its full range of facilities and amenities, and close to convenience shops on Leyes Lane. This property is offered for sale with immediate vacant possession and no chain. The accommodation comprise; reception hall, two reception rooms, fitted quality breakfast-kitchen with integrated appliances, conservatory, three bedrooms, master bedroom with en-suite fully tiled shower room, detached double garage with driveway parking and delightful gardens to both front and rear, viewing is advised.



Council Tax Band: G



### **Approach**

Over a block paved driveway to an open porch with outside courtesy light, panelled and opaque glazed hardwood double glazed door into the

### **L Shaped Reception Hall**

With inset matting, ceiling light, coving, access to insulated and part boarded loft space, cloaks cupboard with hanging and shelving also housing the electric isolation unit, airing cupboard with lagged copper cylinder and slatted shelving, door to

### **Lounge**

11'7" x 17'10"

With double glazed window and walk in double glazed bay window to front, coving, two ceiling lights, two radiators, feature living flame effect coal gas fire with marble composite inset and hearth with wooden mantle and surround, double multi paned glazed doors into the

### **Dining Room**

9'7" x 10'7"

With coving, ceiling light, radiator, patio doors into the conservatory, door to

### **Kitchen/ Breakfast Room**

12'10" x 13'6"

Kitchen comprehensively refitted with a range of matching cream wood grain fronted base and wall units with marble effect rounded edge work surfaces with one and a half bowl granite composite sink with chrome mixer tap integrated appliances to include a Bosch fan assisted with grill, separate microwave, four ring induction hob with concealed illuminated extractor hood over, Bosch dishwasher, Kardean floor, ceramic tiling to splash back, double glazed window to rear and door to the conservatory, tree chair breakfast bar built in, integrated fridge freezer, and washing machine two ceiling lights, radiator.

### **Conservatory**

8'9" x 16'1"

With surrounding brick dwarf walls and upvc double glazed with matching French doors onto the patio, pitched polycarbonate roof, ceramic tiling to floor, two wall lights.

### **Principal Bedroom**

13'6" x 14'11"

A spacious double bedroom with double glazed door and matching windows either side onto the patio, built in wardrobes and draws, coving, ceiling light, radiator, door to

### **En-suite Wet Room**

With a low level w.c., wall mounted wash hand basin, walk in wet room with Mira electric shower, ceramic tiling to ceiling, non slip flooring, ceiling light, extractor, radiator and grab rails, opaque double glazed window to rear.

### **Double Bedroom Two**

13'3" x 11'7"

With double glazed window to front, radiator, ceiling light, built in wardrobes to one wall with hanging and shelving with corner display shelving.

### **Bedroom Three/Study**

9'11" x 9'8"

With useful built in matching desk, single wardrobe and over bed storage with matching cupboard, radiator, double glazed window to front and ceiling light.

### **Shower Room**

With a three piece white suite with low level w.c., pedestal wash hand basin, corner shower cubicle with mains fed shower, vinyl floor, radiator, ceramic tiled walls, ceiling light, extractor fan.

### **Double Garage**

Detached double garage with twin up and over doors to front, power and light connected and side pedestrian door.

### **Rear Garden**

Attractive established rear garden, predominantly laid to lawn with well maintained and stocked borders with a good variety of shrubs and plants and small trees with patio sitting area and pathway, outside courtesy lighting and cold water tap, gated side access.

### **Front**

### **Tenure**

The property is Freehold.

## Services

All mains services are connected

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

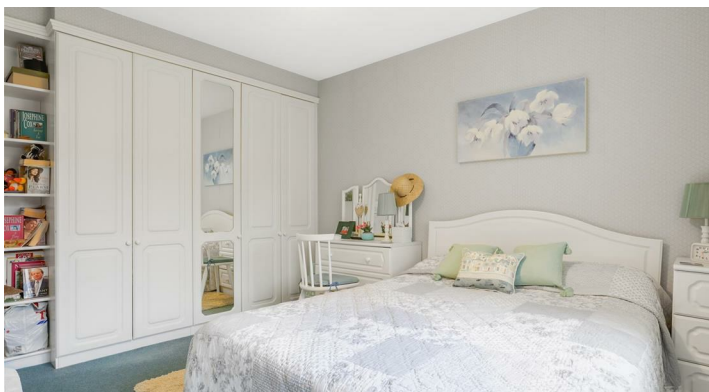
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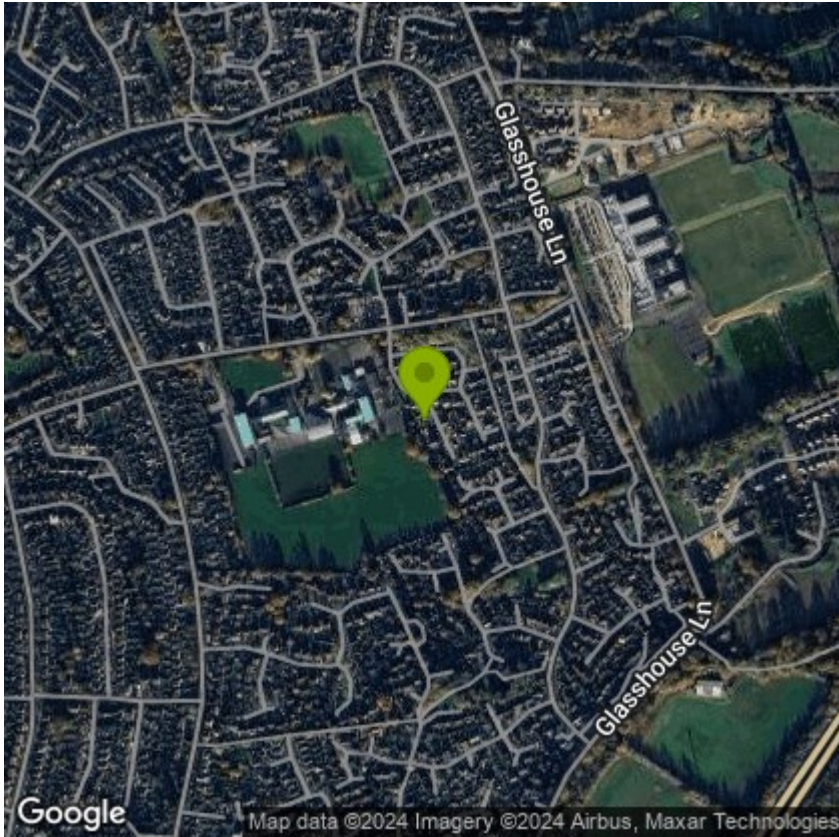
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## Fixtures & Fittings

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







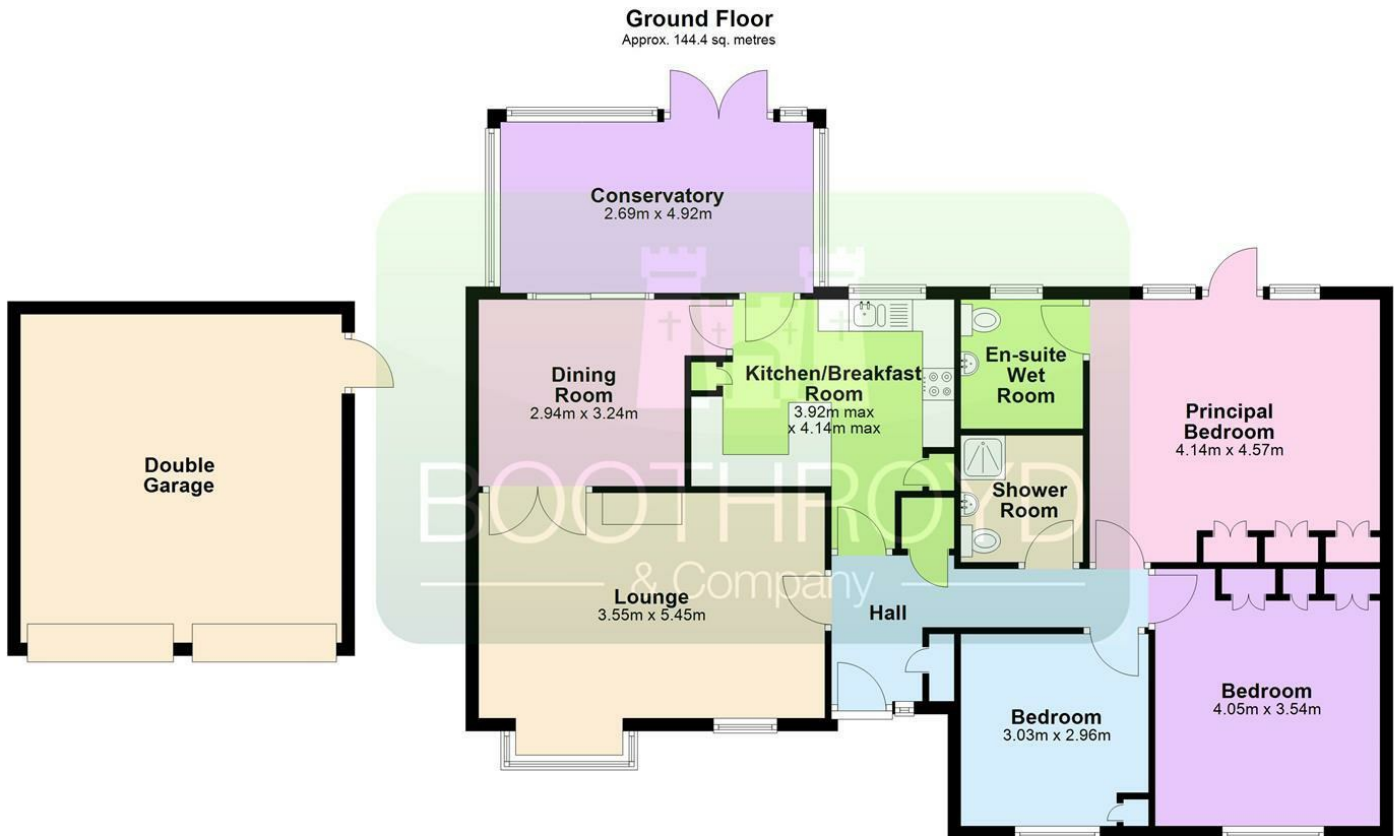
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total area: approx. 144.4 sq. metres