



## Warton Close, Kenilworth

Offers In The Region Of £825,000

- Extended Four Bedroom Modern Detached House
- Lounge & Garden Room
- Refitted Dining Kitchen
- Office/ Family Room
- Double Garage & Lovely Gardens To Front & Rear
- Porch, Hall, & Cloakroom
- Energy Performance Rating D - 66
- Large Utility Space
- Bathroom & Ensuite
- Warwick District Council Tax Band G

# Warton Close, Kenilworth

A sought after and well positioned immaculately presented extended four bedroom detached executive home, situated on a particularly good size plot. The well maintained and attractively presented accommodation has been extended to the side corner to provide a ground floor study/ utility and connecting the house to the garage. To the rear of the property there is a delightfully laid out and good sized private rear family garden well stocked and matured. Enclosed porch, reception hall, fitted cloakroom, well fitted dining kitchen with integrated appliances, utility room with additional utility area, study/family room, good through lounge with feature fireplace, and conservatory/garden room with insulated roof, galleried landing, master bedroom with en-suite shower room, three further bedrooms, two doubles and one single, family bathroom, block paviour driveway to large attached double garage. Viewing is highly recommended.



Council Tax Band: G



### Approach

Over a brick paved driveway to a

### Porch

Enclosed upvc porch with tiled floor, door to office and internal double glazed door to the

### Hall

With Karndean flooring, radiator, ceiling downlights, alarm control pad, temperature control clock for the central heating, double glazed window with shutter into the porch, stairs rising to the first floor with a useful understairs storage cupboard and door to

### Cloakroom

With a two piece white suite with low level encased w.c., vanity wash hand basin with cupboard below and tiled splashback, ceramic tiled floor, skirting radiator.

### Lounge

18'7" x 11'0"

With a box double glazed window to front, radiator, four wall lights, feature wall mounted living flame effect electric fire with remote, coving, double glazed door with matching double glazed windows either side into the

### Garden Room

11'2" x 10'1"

With a insulated light weight tiled roof, surrounding dwarf walls and double glazed windows overlooking the beautiful rear garden, French doors onto the patio, ceramic tiled floor, radiator, fitted blinds and downlighters.

### Kitchen/ Dining Room

13'5" x 23'1"

Kitchen comprehensively refitted with a range of matching AK cream wood grain base and wall units with quartz work surfaces and matching up, ceramic tiling to splash back, one and a half bowl granite composite Franke sink with chrome mixer tap. Integrated appliances to include a Siemens electric fan assisted double oven with grill, four ring stainless steel gas hob with illuminated stainless steel extractor hood above, and Bosch dishwasher. Island unit with 30mm quartz work surfaces, with wine rack and two stool breakfast bar, Karndean floor, double glazed window to rear, opening to the utility.

### Dining Area

With fitted AK wall and base units with 30mm quartz work surfaces, space for large breakfast or dining table, Karndean floor, double glazed door with matching double glazed windows either side overlooking the west facing patio.

### Utility

7'4" x 5'10"

With a continuation of the kitchen base cupboards with 30mm quartz work surfaces with matching up-stands, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, space for large upright fridge, Karndean flooring, ceiling light, double glazed window to the office, arch to the

### Utility Area

8'11" x 7'1"

With space for tumble dryer, under counter fridge, 30 mm quartz work surfaces with matching up-stands and ceramic tiles to splash back, Velux roof window, double glazed door to garden, Karndean flooring, door to the

### Office

10'11" x 15'0"

With double glazed window to front and door to porch, Karndean floor, ceiling downlighters, Velux window with two spot light, AK fitted dresser to one wall with dresser cupboards and display shelves, fitted corner desk, door to the

### Double Garage

18'4" x 18'2"

With replacement twin up and over doors to front, power and light connected with useful eaves storage, double glazed window to side.

### First Floor Landing

With split level landing with matching banister rail and spindles, double glazed window to front with fitted shutter, coving, ceiling light, radiator, built-in airing cupboard with pressured hot water cylinder and slatted shelving.

### Double Bedroom One

12'3" x 10'3"

With double glazed window to rear, radiator, range of built in wardrobes to one complete wall with hanging and shelving, ceiling downlighters, door to

### Ensuite

With a three piece white suite with encased low level w.c., vanity wash hand basin with cupboard below and to the side with vanity mirror, large walk in shower enclosure with fitted glazed screen. Mains fed shower with chrome fittings and attachments, ceramic tiled floor and walls, heated chrome towel rail and an opaque double glazed window to front

### Double Bedroom Two

11'11" x 10'7"

With double glazed window to rear, radiator, coving, ceiling downlighters, built in wardrobes to one wall with hanging and shelving.

### Double Bedroom Three

10'3" x 8'11"

With double glazed window to rear, coving, ceiling down lights, built in wardrobes to one wall with hanging and shelving.

### Bedroom Four

7'11" x 7'4"

With double glazed window to front, radiator, coving, ceiling downlights, built in Stan Matthews wardrobes to one wall with chest of drawers and mirror with cupboard above.

### Bathroom

With a three piece white suite with encased low level w.c., vanity wash hand basin with cupboard, P shaped bath with curved shower screen with mains fed shower with chrome fittings and attachments, ceramic tiles to walls and floor, heated chrome towel rail, ceiling spot lights, opaque double glazed window to front.

### Rear Garden

Beautiful West facing rear garden fully enclosed by perimeter fencing and not overlooked, stocked with a lovely variety of shrubs and plants with full width patio ornamented feature, side shed, greenhouse and Keter storage shed, useful gated access to the side walk way, outside lighting, cold water tap and power point.

### Front

To the front of the property is a large block paviour parking fore court with space for several cars, attractive well minded lawns.

### Tenure

The property is Freehold.

### Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

89 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

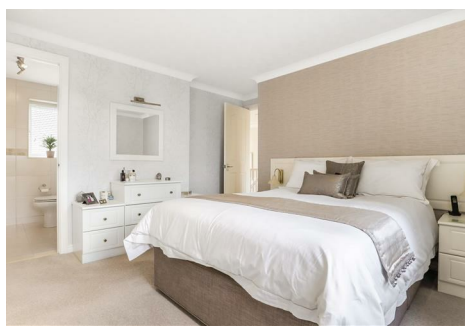
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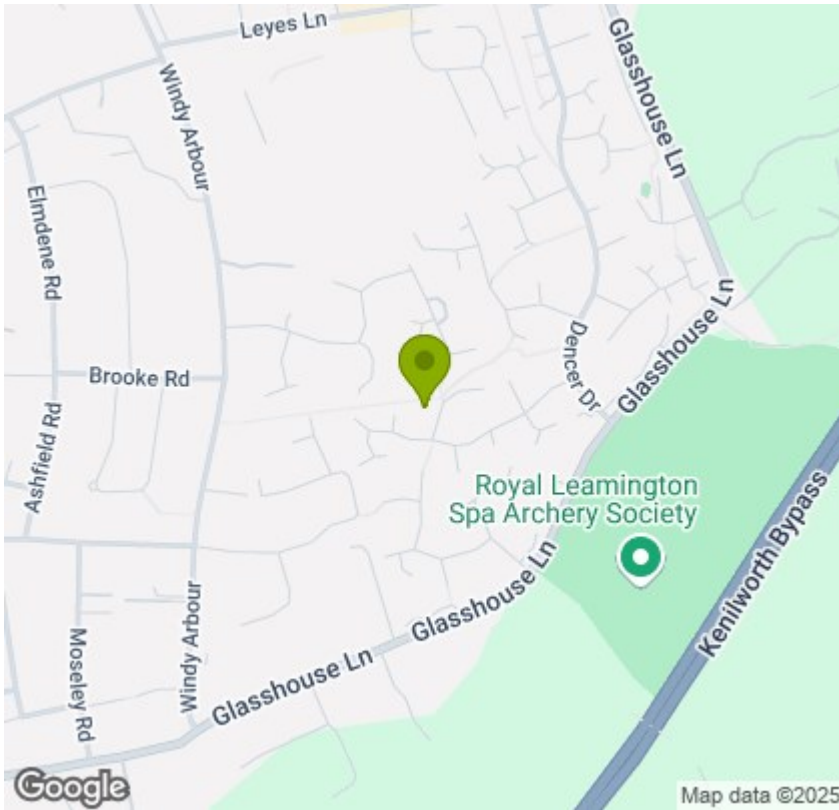
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### Fixtures & Fittings

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:

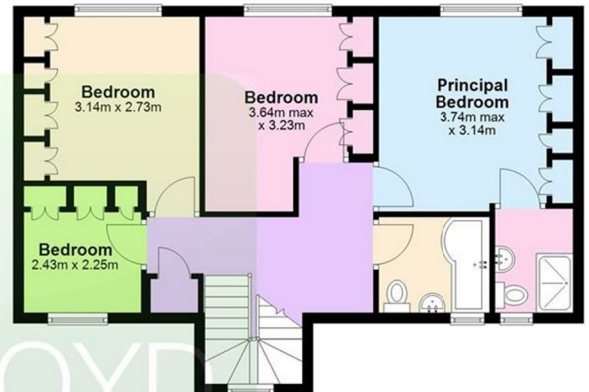
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>77</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	

**Ground Floor**  
Approx. 131.9 sq. metres



**First Floor**  
Approx. 62.4 sq. metres



Total area: approx. 194.3 sq. metres