BOOTHROYD
& Company









Highland Road, Kenilworth

Offers In The Region Of £650,000

- Two Bedroom Extended Dormer Detached Bungalow
- Lounge & Dining Room
- Fully fitted Kitchen With Breakfast Area
- Ground Floor Double Bedroom with Built In Wardrobes & Refitted Ensuite
- Fabulous Garden with Open Countryside Behind
- Spacious Reception Hall & Cloakroom
- Energy Rating D - 60
- Lovely Principle Bedroom With Built In Wardrobes & Ensuite
- Single Garage & Driveway Parking
- Warwick District Council Tax Band E

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Highland Road, Kenilworth

A well presented and deceptively spacious and extended and modernised, re-fitted dormer two bedroom detached bungalow, situated in a sought after non-estate residential position with lovely rear garden with farmland views to rear . The gas fired, centrally heated, double glazed quality accommodation, offers: large and spacious reception hall, cloakroom, attractive lounge with electric feature fire, dining room, re-fitted dining kitchen with breakfast/dining area, ground floor double bedroom with fitted wardrobes and refitted ensuite, first floor principal bedroom with ensuite bathroom, attractive and well fitted bathroom outside a block paviour driveway with off road car parking for 3/4 cars leading to a garage, feature raised rear decking entertainment area to a lawned garden with timber garden shed and greenhouse, and magnificent open views to rear. Viewing is strongly recommended to appreciate this superb property.

2 2 2 D

Council Tax Band: E







Approach
Over a block driveway to a composite front door into the

Entrance Hall
Spacious reception hall with, ceiling light, coving, wall, light, radiator and cover, stairs rising to the first floor, door to the

Cloakroom
With a two piece suite with low level w.c., vanity wash hand basin with cupboard below and composite sink with chrome mixer tap, radiator, ceiling light, wall mounted electric isolation unit.

Lounge
With two leaded double glazed windows to side, two ceiling lights, coving, two radiators, feature wall hung living flame effect electric feature fire, double glazed French doors with matching windows either side overlooking the attractive rear garden and decking.

Dining Room
With radiator and cover, under stairs storage cupboard, matching double glazed French doors onto the decking, door to

Breakfast Room/ Kitchen
Kitchen comprehensively refitted with a range of matching grey wood grain effect base and wall units with granite work surfaces and ceramic tiling to splash back, one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances to include a fridge freezer, dishwasher, four ring gas hob with illuminated extractor hood over, Hotpoint double fan assisted oven and grill, shelf for microwave, concealed utility cupboard with space and plumbing for washing machine and stacked dryer over, double glazed window to side, ceramic tiles to floor, door to the integral garage, opening to the

Breakfast Area
With ceramic tiles to floor, double glazed French doors onto the raised decked patio sitting area, LED ceiling down lighters, t.v. point, space for breakfast table.

Ground Floor Bedroom
With double glazed bay window to front, ceiling light, coving, built in wardrobes with hanging and shelving, further desk and matching cupboards built into the bay window, door to the

Ensuite
With a refitted three piece white suite with low level w.c., vanity wash hand basin with three drawers below, large walk in shower enclosure with fitted glazed shower screen and mains fed shower with chrome fittings and attachments, grey porcelain tiles to floor and walls, extractor fan, heated chrome towel rail, opaque double glazed window to side, LED downlighters.

First Floor Landing
With two wall lights, useful built in storage cupboard with hanging and shelf over, further fitted shelving, door to

Principal Bedroom
With two double glazed windows overlooking the garden and fields beyond, built-in wardrobes to one wall with matching frosted doors with hanging and shelving, useful eaves storage, radiator, built in cupboards into eaves, door to

Ensuite
With a three piece white suite with low level w.c., vanity wash hand basin with chrome mixer tap and cupboard below, jacuzzi bath with central chrome mixer tap and shower attachment, porcelain tiles to floor, Velux window to side, radiator, extractor fan, ceramic tiling to walls, spot light.

Integral Garage
With electric roller door to front with power and light connected, wall mounted Worcester Bosch condensing boiler serving the hot water and central heating, door to kitchen.

Rear Garden
A lovely feature of the property with full width newly replaced decking, with steps down to a central lawn with enclosed borders with permanent hedging, home to a summer house, timber shed and a greenhouse, fabulous views over open fields, outside courtesy lighting and a cold water tap, useful side gated access to the front of the property.

Front
To the front of the property is a block paved driveway with parking for three or four cars, inset corner boarder with a variety of shrubs and plants.

Tenure
The property is Freehold.

Services
All mains services are connected.

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Superfast
34 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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








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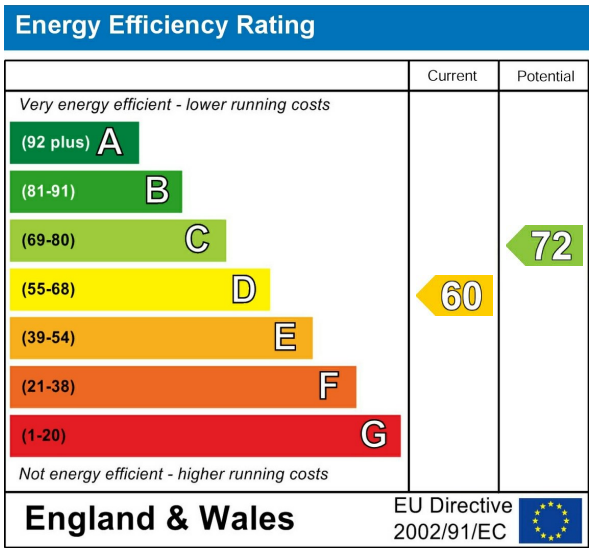


Viewings

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

EPC Rating:

D





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