



Sunningdale Avenue, Kenilworth

Offers In The Region Of £630,000

- 1950s Three/Four Bedroom Detached House
- Reception Hall & Cloakroom
- Fitted Kitchen and Front Dining Room
- Office/Ground Floor Bedroom Four
- No Onward Chain
- Highly Regarded Road Off Windy Arbour
- Energy Rating C - 70
- Extended Rear Living Room
- Superb Large Rear Garden
- Warwick District Council Tax Band F

22 Sunningdale Avenue, Kenilworth CV8 2BZ

A charming 3/4 bedroom extended detached family home from the 1950s, situated on a spacious plot with a substantial rear garden. Located in the highly desirable area within the Thorns/Park Hill and Kenilworth school catchments, this property features full gas central heating, double glazing, and an inviting open porch. Inside, you'll find a welcoming reception hallway, a dining room, and a spacious extended living room that provides access to the lovely rear garden. The fitted kitchen, along with an office or potential fourth bedroom on the ground floor, adds to the functionality of the home. The first floor boasts three bedrooms and a three-piece shower room. The magnificent mature rear garden is complemented by off-road parking at the front, leading to a single garage. A viewing is highly recommended.



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C - 70

Council Tax Band: F



Approach

You arrive via a gravel driveway leading to an open porch, featuring a quarry-tiled step and a front door made of oak, which is both leaded and double-glazed. There's also a window beside it.

Reception Hall

Featuring original oak strip flooring, a ceiling light, a radiator, and a handy under-stairs storage cupboard, the stairs lead up to the first floor, with a door providing access to

Cloakroom/ W.C.

The downstairs WC/washroom features a low-level toilet, a wall-mounted wash hand basin with a tiled splashback, and an opaque double-glazed window on the side. Additionally, there is a ceiling light installed.

Dining room

A front-facing double-glazed window, central ceiling light, two radiators, and parquet flooring.

Extended Living Room

This space features two radiators, decorative coving, and two ceiling lights. The sliding patio doors offer a view of and access to the expansive rear garden, while a window is positioned at the side. The room is enhanced by a living flame effect electric fire with a brick inset and tiled hearth, complemented by a wooden mantle above. There's also a door leading to the

Office/Bedroom 4

The room features a stud partition, a radiator, and a window that provides a view of the rear garden, complemented by two wall lights.

Kitchen

The kitchen features a set of coordinated beech-fronted base and wall units complemented by marble-effect rounded edge work surfaces. It includes a one-and-a-half bowl stainless steel sink with a chrome mixer tap and ceramic tiling on the splashback. The cooking area is equipped with an integrated four-ring Belling stainless steel gas hob, complete with a concealed illuminated extractor hood above. Additionally, there's a Belling eye-level fan-assisted electric oven with grill and space for an

under-counter fridge freezer. The kitchen is well-lit with a ceiling strip light and downlighters, and there's room for a breakfast table. The ceramic floor tiles add a stylish touch, while a new wall-mounted Glow-worm boiler provides hot water and central heating. A radiator is also installed, along with a door leading to the side lobby.

First Floor Landing

Split-level staircase leading to the first floor, featuring a window at the front, a ceiling light, and access to an insulated and partially boarded loft space with a retractable ladder. There's also an airing cupboard that contains a lagged copper cylinder and slatted shelving, along with a door leading to

Double Bedroom One

With a window to the front, radiator, and two ceiling lights.

Double Bedroom Two

The room includes a window at the rear, a radiator, and a ceiling light. It features a wall-mounted vanity sink with a cupboard underneath and ceramic tiling on the splashback. There is also a built-in double wardrobe with pine doors, providing hanging space and shelving along with a cupboard above.

Bedroom Three

With a window to the rear, radiator, and ceiling light.

Shower Room

The modern three-piece white suite includes a low-level W.C., a vanity wash hand basin with a cupboard below and a central chrome mixer tap, and a corner shower enclosure equipped with a mains-fed shower with chrome attachments. The walls are adorned with ceramic tiles, and there's a radiator and laminate flooring. An opaque window is situated on the side, and there's a ceiling light for illumination.

Side Lean to

A polycarbonate roof, a cold water tap, and a door connecting the front and rear areas.

Rear Garden

This property boasts a fantastic feature: a spacious lawn area complemented by a full-width patio. It is enclosed by perimeter fencing. The garden is

adorned with a variety of shrubs and plants, and a pathway leads to the bottom, where you'll find fruit trees, a vegetable plot, a compost area, and a timber shed.

Garage

With a single door to front, power and light connected, also housing the electric isolation unit and electric and gas meters.

Front

To the front of the property is a gravelled driveway with parking for two or three cars, a dwarf brick wall and screening hedging.

Tenure

The property is freehold.

Services

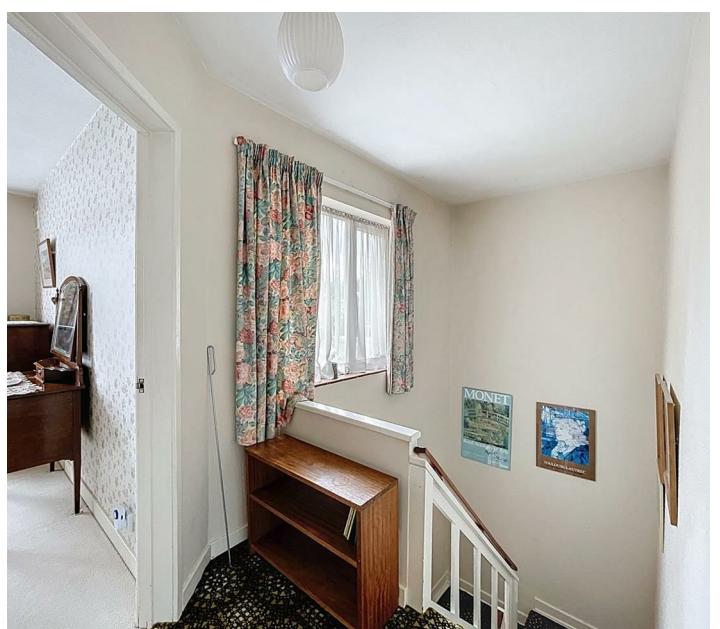
All mains services are connected;
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

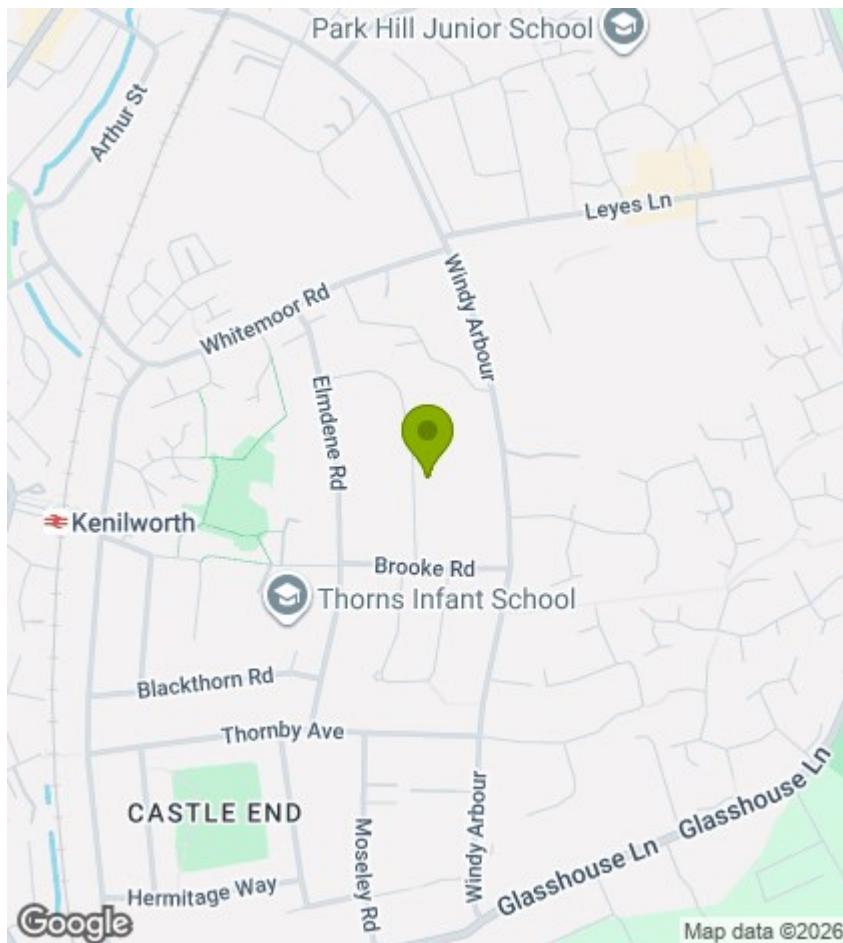
BT
Sky
Virgin

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

