



Cherry Orchard, Kenilworth

Offers In The Region Of £399,950

- Three Bedroom Semi-Detached House
- Through Living Dining Room
- Open Plan Refitted Kitchen With Appliances
- Three Good First Floor Bedrooms
- Large Parking Driveway To Front
- Enclosed Hall
- Energy Rating C - 72
- Downstairs Family Room /Occ Bed 4
- Conservatory And Attractive Low maintenance rear Garden
- Warwick District Council Tax Band C

Cherry Orchard, Kenilworth, CV8 2SZ

A spacious three-bedroom semi-detached house offering a generous driveway, three good-sized bedrooms, and a private landscaped garden backing onto Pipers Lane. The property is conveniently located within easy reach of the town centre and Kenilworth railway station.

The accommodation comprises an entrance hall, a converted garage providing a family room/bedroom four, an open-plan living/dining room with a refitted kitchen, and a conservatory. To the first floor, there are three well-proportioned bedrooms and a refitted bathroom.

Viewing is highly recommended.



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C - 72

Council Tax Band: C



Approach

Over a block-paved driveway with a composite front door, opaque window, and outside courtesy light leading into the property.

Reception Hall

With engineered oak flooring, ceiling light, opaque window to the side, electric isolation unit, and door leading to the next room.

Family Room/Bedroom four

With engineered oak flooring, French doors opening onto the large block-paved front forecourt, two ceiling lights, useful under-stairs storage, and a radiator.

Living Room

With engineered oak flooring, a window to the front, ceiling light, original cherry orchard brick imitation chimney breast with a black granite-effect mantel surround and hearth, TV point, coving, radiator, and to the

Dining Area

With engineered oak flooring, ceiling light, coving, radiator, sliding patio doors into the conservatory, and opening to the

Refitted Kitchen

Comprehensively refitted with a range of matching matt grey handleless base and wall units, with quartz-effect square-edge work surfaces and matching upstands. There is a one-and-a-half bowl black granite sink with a retractable black mixer tap, an integrated under-counter fan-assisted oven and grill, and a four-ring induction hob with a concealed illuminated extractor hood over.

Further features include an integrated fridge freezer, slimline dishwasher, and washing machine, along with LED ceiling downlighters and a window to the rear.

Conservatory

With surrounding full-height dark woodgrain-effect uPVC windows and a glazed roof, central ceiling light with fan, black porcelain tiled floor with electric underfloor heating, and French doors opening onto the patio.

First Floor Landing

With white banister rails and spindles, coving, ceiling light, access to an insulated and part-boarded loft, door to storage cupboard, and doors leading to

Double Bedroom One

With a window to the front, radiator, ceiling light, engineered oak flooring, and built-in wardrobes with hanging and shelving.

Double Bedroom Two

With engineered oak flooring, radiator, ceiling light, coving,

and a built-in airing cupboard housing the Worcester Bosch combination boiler servicing the hot water and central heating system.

Double Bedroom Three

With engineered oak flooring, a window to the front, and a range of built-in quality study/office furniture, including shelves, drawers, and a full-height double cupboard.

Refitted Bathroom

With a quality three-piece white suite comprising a low-level encased WC, panelled bath with mains-fed shower featuring chrome fittings and a rain head, and a wall-hung vanity wash basin with two drawers below.

Further features include a heated chrome towel rail, fixed shower screen, porcelain tiling to the walls and floor, LED downlighters, and an opaque window to the rear.

Rear Garden

Being a delightful feature of the property, the south-facing garden is fully enclosed by perimeter fencing and laid to a low-maintenance patio with curved block-edged borders, featuring a lovely variety of shrubs and plants. There is also a timber summer house with power and light, an outside tap, and useful secure side gated access, along with an additional access gate onto Pipers Lane.

Front

The front of the property is well presented with a block-paved driveway providing ample off-road parking. To the side, there is gated access leading to the rear garden, with boundary fencing offering a degree of privacy.

Tenure

The property is Freehold.

Services

All mains services are connected;

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

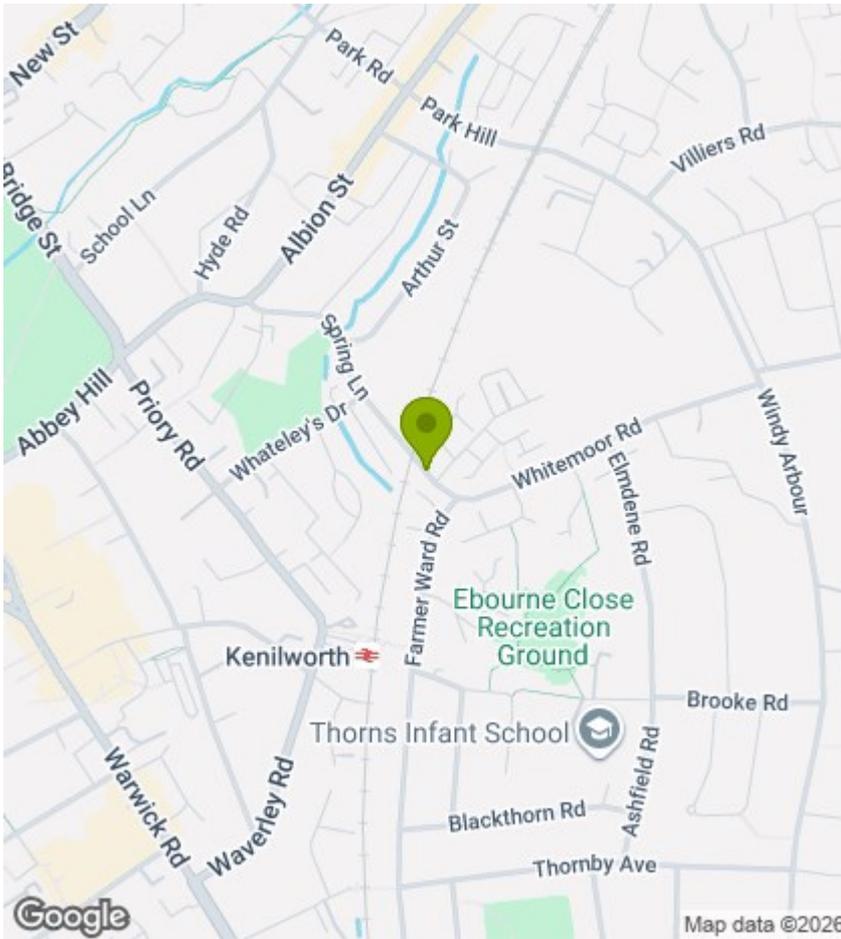
BT

Sky

Virgin

Fixtures And Fittings

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



Viewings

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

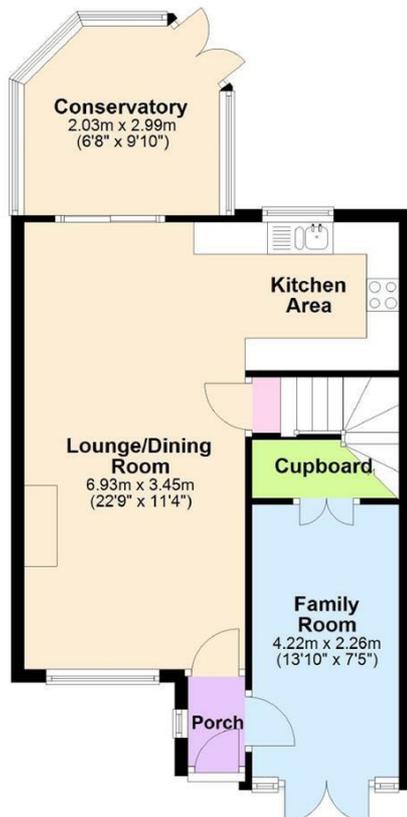
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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	

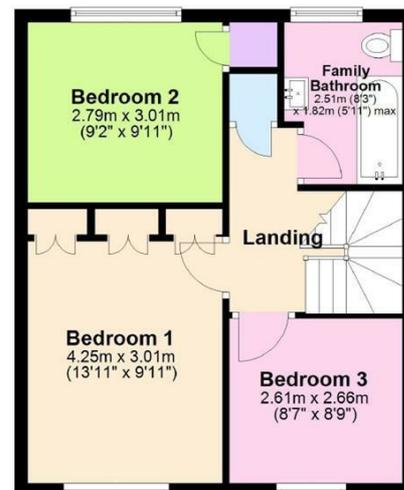
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Total area: approx. 94.7 sq. metres (1018.8 sq. feet)