



BOOTHROYD
& Company



Brooke Road, Kenilworth

£750,000

- Well Proportioned Individual Detached Bungalow
- Three Ground Floor Bedrooms Plus Fourth First Floor Bedroom
- Two Refitted Shower Rooms (One En Suite)
- Block Drive And Double Garage
- Fourth Bedroom With Spiral Access
- Attractive Lounge And Separate Dining Room
- EPC Rating D - 60
- Located On A Private Driveway Servicing Two Properties
- Beautiful Gardens To Three Sides
- Warwick District Council Tax Band F

Brooke Road, Kenilworth

A rare opportunity to purchase a generously proportioned detached bungalow situated in a quiet area next to a park, close to Kenilworth Town Centre. The property extends to over 2200 sqft in size with the majority of the accommodation being on the ground floor.

Located at the head of a private driveway that services two properties the bungalow sits within attractive mature gardens that extend to three sides. You approach across a block driveway leading to the canopied porch and central hallway. From the hallway you enter the lounge, dining room, three bedrooms (master with ensuite) and family shower room. Both bathrooms have been completely refitted. There is also a second hallway leading into the fitted kitchen which includes a oven, hob, dishwasher and fridge. From the kitchen a spiral staircase rises to the fourth bedroom. The kitchen leads into the breakfast room with a door into the garage with twin double doors. Outside is a stunning sheltered terrace with mature wisteria. It opens into the formal garden with mature shrubs and trees. At the head of the garden is a shed and greenhouse. Viewing is essential to appreciate the versatility of this property and it's appeal to both retirees and families due to the size, location, proximity to town, train station and schools.



4



2



2



D

Council Tax Band: F



Property Approach

Via a 65m shared driveway, approached across block paving that provides hardstanding for four cars, with entrance to the second hallway. A pathway leads to the front porch.

Canopied Porch

With pillars and door with side light window into the hallway.

Hall

The central hallway has doors radiating off. Double radiator and coving to ceiling. There is an airing, linen and further storage cupboard.

Lounge

18'2" x 17'0"

Having windows to three sides, radiator and a marble fireplace with matching hearth and housing a coal effect living flame gas fire.

Dining Room

11'10" x 16'11"

Having twin windows to the front elevation and a double radiator.

Second Hallway

This links the kitchen and dining room. Having a uPVC entrance door and bow window to the fore and large patio doors onto the rear garden and terrace. Tiled flooring, radiator and tiled walls.

Kitchen

The kitchen is comprehensively fitted with a range of white high gloss base units with light granite effect countertops. An inset sink with mixer taps and a five burner gas hob look into the rear garden. Included is the dishwasher and the upright fridge. Ceiling downlighting and the hob has an electric oven beneath. Double radiator and tiled splashbacks. Spiral staircase rises to the first floor bedroom and the kitchen opens into the breakfast room.

Breakfast Room

15'10" x 8'4"

Having tiled floor and walls. Twin windows to the rear. Fitted matching high gloss units and countertops which also has a larder unit. Door leads into the garage.

First Floor Bedroom Four

12'5" x 18'0"

With a dormer window to the rear with a radiator beneath.

Principal Bedroom

12'11" x 12'7"

Window to the rear with a radiator beneath. Built in wardrobe and door into the en-suite shower room.

En Suite Shower Room

Refitted and completely tiled the en suite has a shower cubicle with concertina doors and a thermostatic shower with extractor over. Vanity wash hand basin and a close coupled wc. Frosted window, radiator and a chrome heated towel rail.

Bedroom Two

12'11" x 12'7"

With a window to the rear with a radiator beneath.

Bedroom Three

9'11" x 9'0"

With a window to the side with a radiator beneath. Fitted bookcases and drawer units with counter over.

Shower Room

The fully tiled shower room has a large walk in shower with thermostatic shower, close coupled wc and a wash hand basin. Chrome heated towel rail and a frosted window to the side.

Fore Garden

The open plan garden has a formal lawn with mature shrub and planted borders. The gardens wrap around three sides of the bungalow and side pedestrian gates either side of the property takes you to the attractive rear garden.

Rear Sheltered Terrace

Leading from the property is an attractive enclosed terrace. Screened to three sides it makes a for the perfect outside dining area with mature wisteria and vine and clematis. An opening leads to the formal rear garden.

Rear Garden

With pathways flanked by well stocked floral and shrub borders. There is a formal lawn with deep shrub borders and it is enclosed with feather board fencing. At the head of the garden is a greenhouse and composting area.

Garage

16'5" max x 18'1" max

With twin opening doors and having power and lighting provided. Included is the automatic washing machine and tumble dryer.

Private Driveway

The bungalow is approached across a private driveway that services both 18 and 20 Brooke Road. We understand the maintenance of the driveway is shared between the two properties.

Services

All mains services are connected

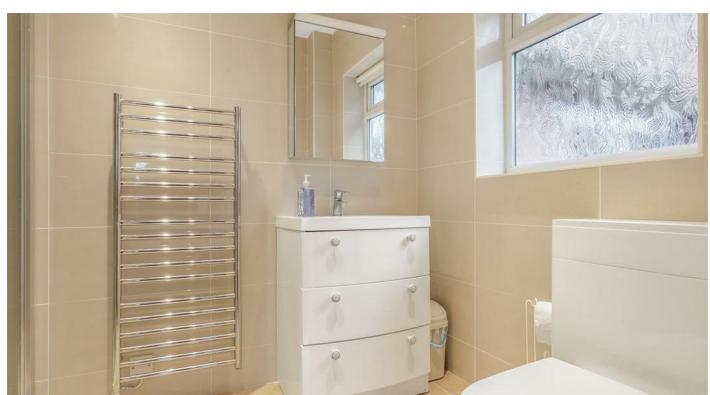
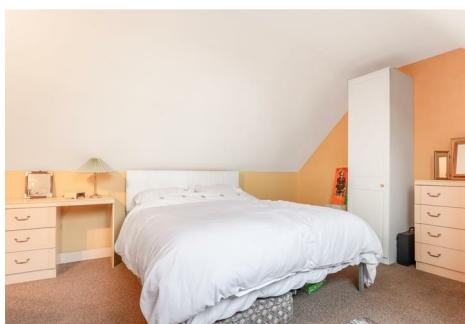
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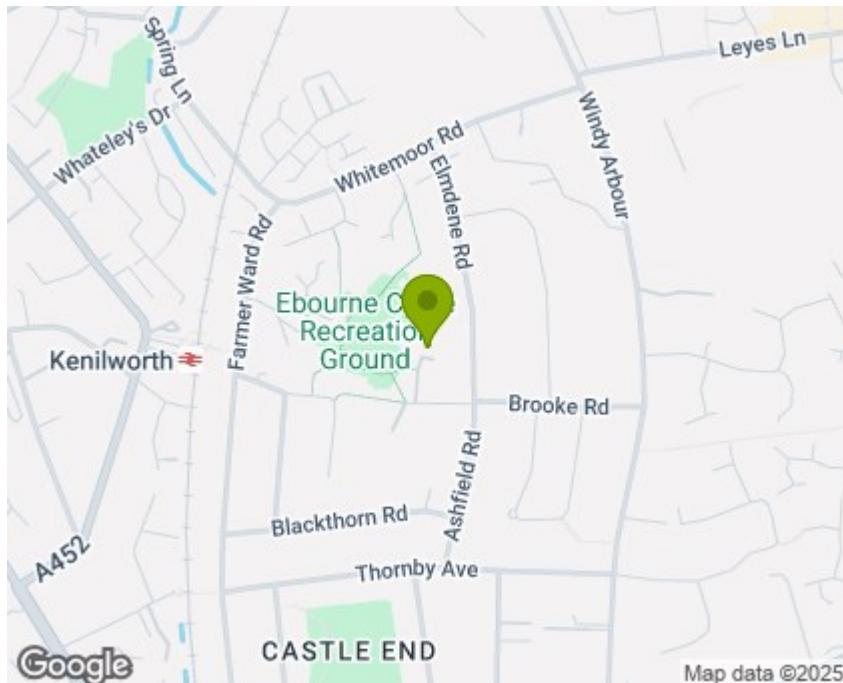
The property is Freehold

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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

