



Field Close, Kenilworth

Offers In The Region Of £430,000

- High Quality Extended Three Bedroom Semi Detached House
- Extended Open Plan Dining Kitchen With Quality Fittings & Island Unit
- Study/ Utility Or Occasional Bed 4
- Three Bedrooms - Two Doubles
- South Facing Garden, Garage Store & Fore Garden With Driveway Parking
- Reception Hall & Living Room & Downstairs W.C
- Energy Rating C - 69
- Luxury Three Piece Bathroom
- New Windows, Double Glazing & Bi-Folding Doors
- Warwick District Council Tax Band D

3 Field Close, Kenilworth CV8 2JN

A beautifully remodelled three-bedroom semi-detached house, perfect for families, couples, or those looking to downsize. This fully double-glazed home features underfloor heating throughout, including the stylish kitchen, which boasts premium Bosch appliances and a charming Belfast sink. The light-filled living area creates a welcoming atmosphere for relaxation and entertaining.

Outside, there's parking for two vehicles and an appealing south-facing rear garden that isn't overlooked. Located in Kenilworth, it offers easy access to local amenities and is within the Thorns School catchment, near the new Kenilworth secondary school. Internal viewing is highly recommended.



3



1



2



C

Council Tax Band: D



Approach

Over a block paved driveway with a pathway and raised borders into the

Hall

With porcelain flooring, LED downlighters, coat hooks to the wall, a feature radiator and underfloor heating, a useful understairs cupboard. Stairs rising to the first floor and a door to

Lounge

13'6" x 10'1"

With a window and fitted shutters, a feature alcove and chimney breast, a radiator, a ceiling light and an opening to the

Dining Area

11'5" x 8'7"

With underfloor heating and porcelain tiles, LED downlighters, grey aluminium bi-fold doors opening to the

Kitchen/ Breakfast Room

12'0" x 14'0"

This kitchen has been comprehensively refitted and features a variety of high-quality base and wall units, along with 30mm quartz work surfaces and an island peninsula unit. It includes a Belfast sink with a retractable chrome mixer tap and a range of quality integrated appliances, including a Bosch fan-assisted oven and an additional combi steam oven, dishwasher and a Bosch induction hob located on the island. Additional features include power to the island unit, LED-lit kickboards and pelmet lighting, an extractor fan, a window, three-leaf grey aluminium bi-fold doors and underfloor heating. There is also space for a large upright fridge/freezer.

Cloakroom W.C.

Featuring a two-piece white suite with an encased low-level W.C., a vanity wash hand basin with a cupboard below, LED downlighters, an extractor fan, porcelain flooring, and an LED anti-mist mirror, with underfloor heating.

Utility / Study Area

13'9" x 10'7"

This converted utility room is now a versatile space, perfect for use as a home office, playroom, or fourth bedroom. It features built-in storage, a utility area with a single bowl stainless steel sink with a chrome mixer tap, and oak work surfaces. There is also space and plumbing for a washing machine and a stacked dryer, as well as LED downlighters. Additionally, the newly built-in storage and wardrobe space provide added convenience.

First Floor Landing

Feature oak and glazed staircase, ceiling light, smoke alarm, access to insulated and boarded loft space with retractable ladder and light, door to

Double Bedroom One

13'5" x 10'0"

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

Double Bedroom Two

11'4" x 10'0"

Window to rear, radiator and ceiling light.

Bathroom

This bathroom features a high-quality three-piece white suite comprising a low-level WC and a stylish vanity wash hand basin with a chrome mixer tap and two high-gloss drawers. The panelled bath is equipped with a central chrome mixer tap and twin shower heads, including a rain shower. The walls are adorned with mosaic-style ceramic tiles, and the polished flooring adds a modern touch. A frosted double-glazed window provides natural light to the rear, while an anti-mist LED mirror and a feature chrome radiator complete the elegant look.

Bedroom Three

10'2" x 6'5"

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

Rear Garden

The Rear garden offers a south-facing, rear garden laid to lawn with planting to the rear and a range of established shrubs and plants, a full-width large deck ideal for summer sitting.

Front Garage Store

Garage equipped with an electric shutter roller door and a pre-installed electric line for an EV charger. Additionally, there are outdoor hot and cold taps.

Tenure

The property is freehold.

Services

all mains services are connected;
Mobile coverage

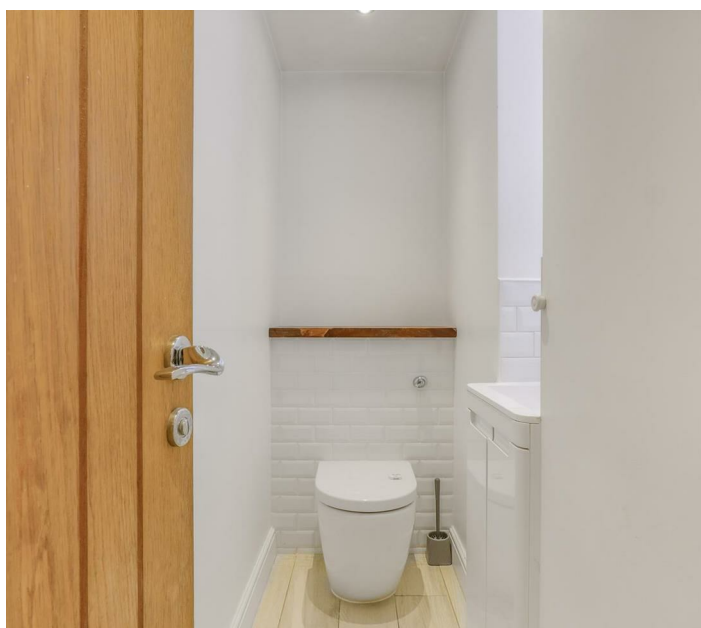
EE
Vodafone
Three
O2
Broadband

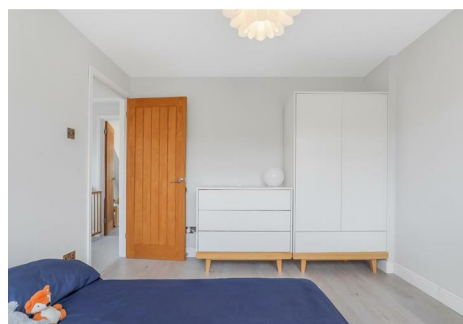
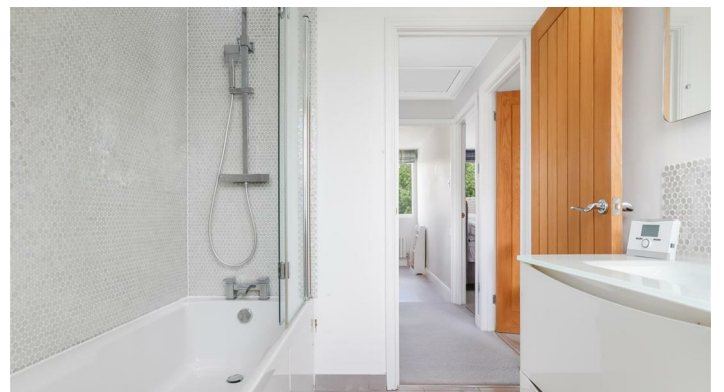
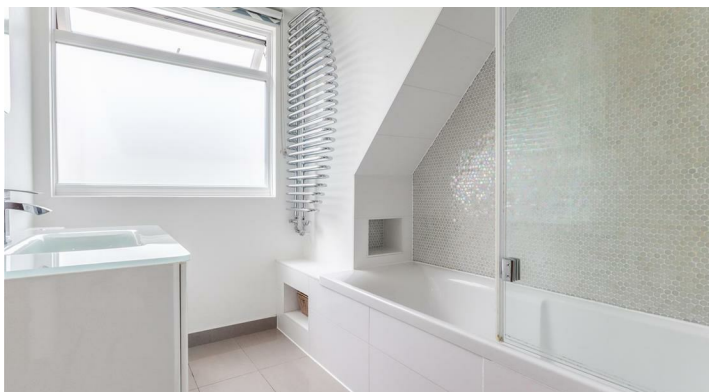
Basic
2 Mbps
Superfast
79 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

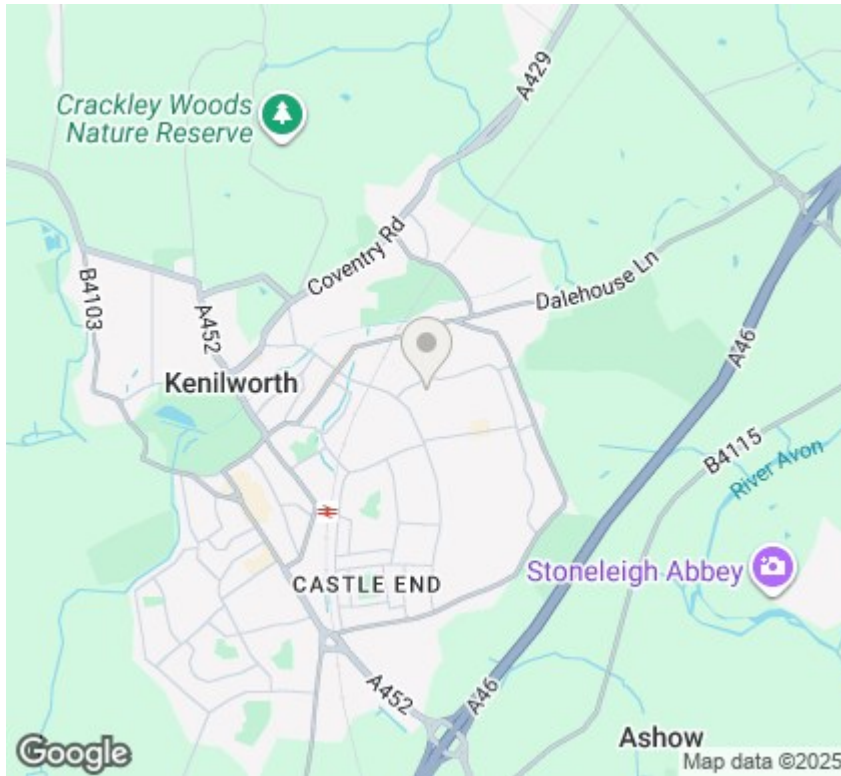
BT
Sky
Virgin

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.

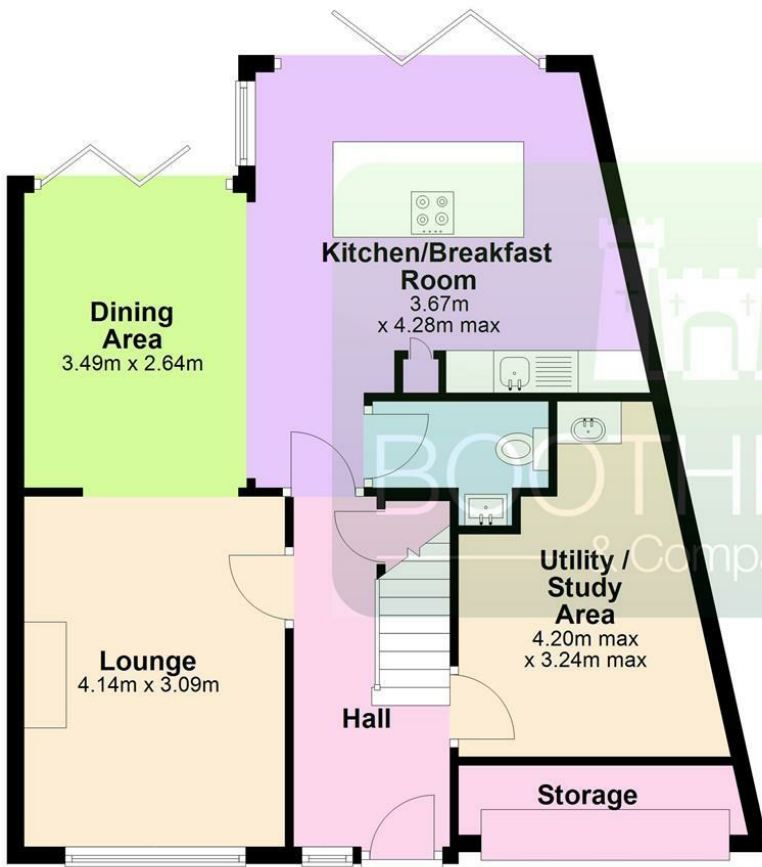
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	

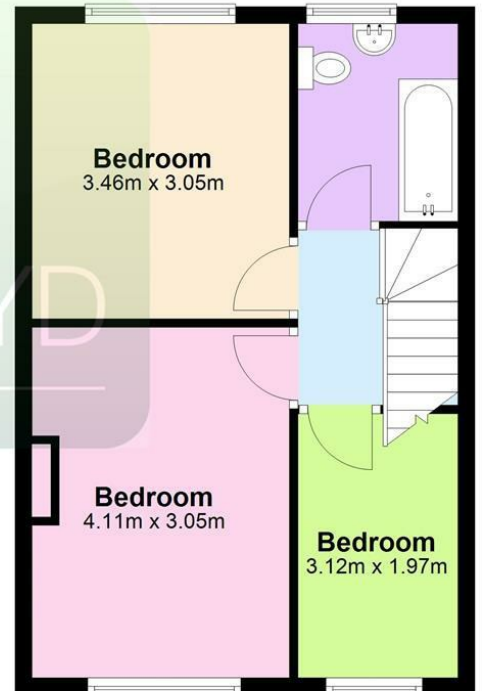
Ground Floor

Approx. 65.0 sq. metres



First Floor

Approx. 39.0 sq. metres



Total area: approx. 104.0 sq. metres