



Eden Croft, Kenilworth

Offers In The Region Of £575,000

- Extended Three Bedroom Detached Bungalow
- Porch & Large Reception Hall
- Attractive Well Stocked Garden
- Principal Bedroom With En suite
- Energy Rating D - 62
- Sought After Location Off Windy Arbour
- Spacious Breakfast Kitchen With Appliances
- Lounge With Feature Fireplace
- Garage & Driveway With Hardstanding
- Warwick District Council Tax Band E

Eden Croft, Kenilworth

An extended three-bedroom Bates-built detached bungalow situated in a sought-after and quiet location off Windy Arbour, Kenilworth. This spacious bungalow features three well-proportioned bedrooms, two modern bathrooms and a stylish fitted kitchen with integrated appliances. Boasting a generous well stocked rear garden, driveway parking that leads to a single garage. This well-presented bungalow offers comfortable and versatile living in a highly desirable residential area. Viewing is essential for those buyers seeking single-storey living with ample space both inside and out.



Council Tax Band: E



Approach

Approached across a block paved driveway that leads to the opaque double glazed entrance door.

Hall

The central hallway has down lighters, radiator and a Honeywell control clock for the central heating. Access to the insulated and boarded loft space with retractable ladder and an airing cupboard housing the Combi 30 HE combination boiler.

Dining Room/Bedroom Three

12'6" x 14'2"

With window to front and a radiator.

Kitchen/ Breakfast Room

19'4" x 10'10"

Fitted with a range of base and wall units with marble effect rounded edge work surfaces and brushed steel furniture. There is a one and a half bowl stainless steel sink with chrome mixer tap and ceramic tiling to splashback and floor. Integrated appliances include a fan assisted oven and grill with electric hob and illuminated extractor hood over, dishwasher, washing machine and fridge freezer. There is a radiator and space for a breakfast table. Downlighters and a window and door to the rear garden.

Lounge

17'4" x 16'7"

With a door from the kitchen. The focal point is provided by a living flame gas fire with a marble composite hearth and mantle. French doors with side light windows onto the patio.

Bedroom One

14'1" x 10'9"

Window to rear, radiator, ceiling downlighters and doorway to:

Ensuite Shower Room

Fitted with a white suite that comprises a low level w.c., pedestal wash hand basin and a corner shower cubicle with thermostatic shower. Chrome fittings, ceramic tiles to walls and floor. downlighters, extractor fan and a heated towel rail.

Bedroom Two

13'7" x 10'9"

With window to the front and radiator.

Bathroom

With a four piece white suite with low level w.c., pedestal wash hand basin, a panelled bath with chrome mixer taps and a corner shower enclosure with a thermostatic shower. Ceramic tiles to walls, vinyl floor, two opaque windows to side and a towel rail.

Rear Garden

Fully enclosed by perimeter fencing and mainly laid to lawn having well stocked borders with a variety of shrubs, trees and plants. There is a full width block patio leading from the property with an outside cold water tap, courtesy lighting and a side gated access leading to the front of the property. Storage shed with polycarbonate roof.

Front

To the front of the property is a block paved driveway with parking for three/four cars and a semi circular planted border.

Tenure

The property is Freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

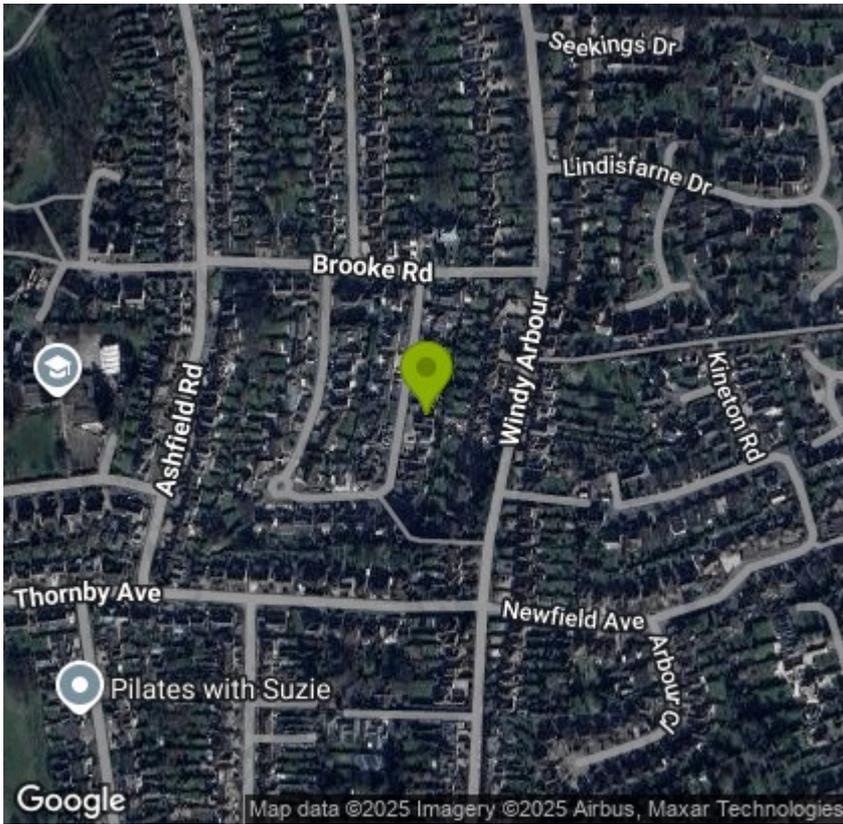
BT

Sky

Virgin

Fixtures & Fittings

All fittings and fixtures 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 120.6 sq. metres



Total area: approx. 120.6 sq. metres