



Hidcote Road, Kenilworth. CV8 2PP

£450,000

- Attractive Detached Bungalow With No Chain
- Modern Refitted Shower Room
- Full Length Conservatory To One Side
- Large Driveway & Side Single Garage
- Front Lounge & Fitted Kitchen
- Three Well Proportioned Bedrooms
- EPC Rating D - 64
- Stunning Gardens To Three Sides
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band D

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A well appointed three bedroom detached bungalow with attractive mature gardens to three sides. There is a driveway to the side of the property that provides hardstanding for three vehicles and leads to the single side garage. There is a side entrance door into the central hallway with all doors off. The front lounge has a feature fireplace, fitted kitchen with appliances, large side conservatory looking out onto the tiered gardens. There is a refitted shower room and three well proportioned bedrooms. Benefiting from double glazing, gas central heating throughout and being offered for sale with no onward chain. Viewing highly recommended.



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Council Tax Band: D



Entrance

You approach across a block paved driveway to the side composite entrance door with matching side light double glazed window. There is a small porch and further double glazed door into the reception hallway.

Reception Hallway

With access to a loft void via retractable ladder, dado rail, radiator, central heating thermostat, airing cupboard and door onto

Lounge

17'9" x 10'9"

With a double glazed bow window to the fore with a radiator beneath. Further window to the side and radiator. The focal point is provided by a stone fireplace housing a coal effect electric fire.

Fitted Kitchen

8'3" x 10'9"

Fitted with beech effect units to wall and base. The base units have a stone effect roll topped work surface over with an inset single drainer sink with mixer tap and tiled splash backs. Included is an electric eye level oven, halogen hob with brushed steel canopy, integrated dishwasher and fridge freezer, washing machine and double glazed window and door into the conservatory

Bedroom One

9'9" x 10'9"

Double glazed bay window to the rear with built in dressing table. Mirrored wardrobes to one wall, radiator, double bed flanked with single wardrobe, bedside cabinets and top boxes.

Bedroom Two

9'4" x 8'11"

Double glazed bay window to the fore mirror fronted wardrobes and a radiator.

Bedroom Three

9'9" x 7'3"

Double glazed window to the rear, chest of drawers and a built in cupboard

Shower Room

6'2" x 5'8"

With a white suite that comprises a corner shower cubicle with thermostatic shower, pedestal wash hand basin and a close coupled wc. Tiling to splash backs and floor, frosted double glazed window to the side, medicine cabinet and a heated towel rail.

Conservatory

18'4" x 9'5"

Have brick with vaulted glass ceiling and tiled floor. Dual aspect French doors onto the garden and two radiators

Rear Gardens

A particularly attractive feature is the side and rear gardens. There is a side gated access from the driveway onto a patio area with a formal lawn with mature shrub borders. A pathway is flanked by stocked raised borders and leads to a second formal lawn with a greenhouse and two sheds. The pathway continues to the side and onto a small sun terrace with gated access to the front garden.

Driveway

You approach the garage across a block paved driveway offering hard standing for three cars.

Single Garage

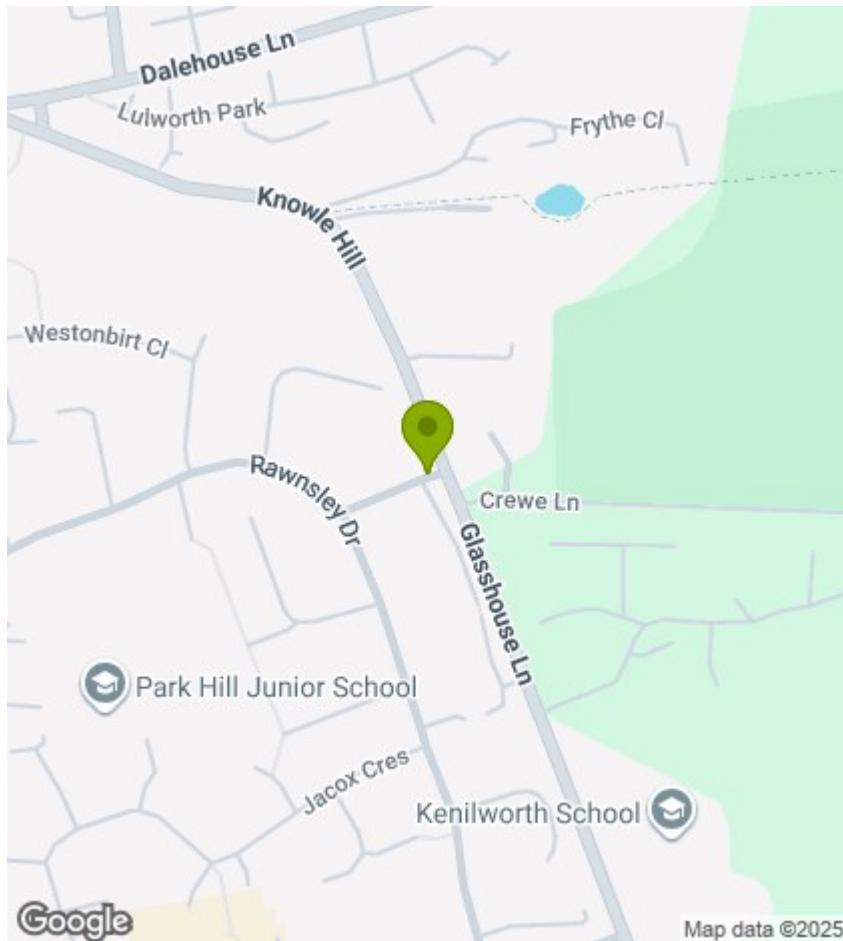
With electric, remotely operated, up and over door and power and lighting provided.

Tenure

The property is Freehold

Services

All mains services are connected.



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		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

