



Oak Tree Close Burton Green Kenilworth CV8 1TL

for sale
£425,000



Property Description

Situated in the highly desirable village of Burton Green, this attractive three-bedroom, three-storey semi-detached home offers thoughtfully arranged accommodation ideally suited to modern family living.

The ground floor features a welcoming entrance hall, a convenient cloakroom, and a stylish open-plan kitchen/living space that seamlessly flows into a dedicated dining area. Enhanced by Velux skylights, the dining room is bathed in natural light and provides the perfect setting for both everyday family life and entertaining guests.

Upstairs, the first floor comprises two well-proportioned double bedrooms, alongside a contemporary family bathroom. The second floor is dedicated to an impressive principal bedroom benefiting from built-in wardrobe storage and its own en-suite shower room,

Externally, the property enjoys a private rear garden with a paved patio and raised decking area to the rear, offering excellent outdoor entertaining space. Side access leads conveniently to both the front of the property and the garage. Further benefits include a private driveway and a garage with power and lighting.

Perfectly positioned for families, the property lies close to excellent local amenities and highly regarded schools, including falling within the catchment area for the sought-after Kenilworth School and Sixth Form.

Approach

Access to front door from a private road with patio pathway in between small front lawn with driveway parking to side of property

Entrance Hall

Inviting main entrance leading to open plan living area in addition to cloakroom with high quality laminate wood flooring in addition to understairs storage cupboard

Kitchen

Open plan to living area with high spec integrated appliances, granite worktops including breakfast bar and stools and with views to front aspect of property and ideal for entertaining and receiving guests

Lounge/ Dining Room

The centre piece of the property - a stunning open plan living area, both light and spacious, leading to beautiful dining room overlooking rear garden with 6 skylights and patio doors opening out to private rear garden

Cloakroom

Off the main entrance hall offering wc, heated towel rail and wash basin with laminate wood flooring and glossed window to front of property

Main Bedroom

Spacious main bedroom on the top floor with lovely views to front aspect of property with double built-in wardrobe space in addition to two further built-in storage areas - one above the staircase and another within the roof space on the window-side wall. The main room is also complemented by en suite bathroom

En Suite To Main Bedroom

With top quality laminate wood flooring, velux window, tiled shower cubicle, wc, wash basin and heated

towel rail

Bedroom 2

Situated on the first floor, double in size and overlooking the rear aspect of the property into garden with en suite bathroom

Bedroom 3

Situated on the first floor, a smaller double bedroom overlooking front aspect of the property. Ideal as a children's bedroom and/or guest bedroom, office space

Main Bathroom

White suite main family bathroom, fully tiled with bath and shower facilities including wc, wash basin and heated towel rail

Rear Garden

A privately enclosed rear garden with patio area off the main dining area, additional added decked sitting area, perfect for enjoying quiet time, dedicated bin store area and side access to garage and driveway

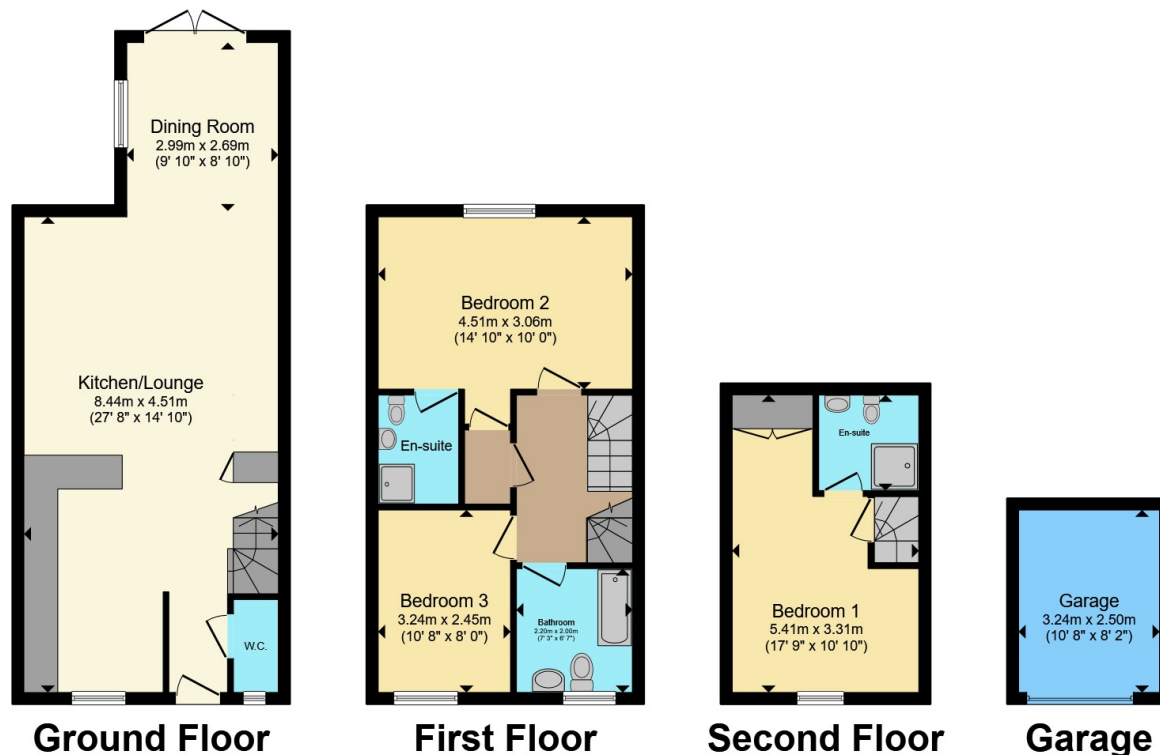
Driveway

Spacious main driveway suitable for approximately 3 cars, leading to garage

Garage

Perfect for household storage, cars with fitted electrics





Total floor area 110.0 m² (1,184 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating:
Awaited

Council Tax
Band: E

Tenure: Freehold

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