



JULIE PHILPOT  
RESIDENTIAL



## 4 Allitt Grove | Kenilworth | CV8 2RZ

A quietly located modern detached property with the added benefit of a converted garage to provide a very useful family room/study. The house is well planned, enjoys a peaceful setting and has four good size bedrooms the master with an en-suite, plus a lounge and separate dining room in addition to the family room. The kitchen has been refitted there is also a separate utility room and private gardens. To the front is driveway parking plus a further small spinney area to the front of the property with mature laurel hedging which is owned by number 4. The location is nice and secluded yet also convenient for easy access to shops, schools, bus service and nature reserve.

£600,000

- Quiet Location
- Viewing Essential
- Four Bedrooms
- Mature, Secluded Garden



## Property Description

### Door To

### Entrance Hall

With radiator, central heating thermostat and smoke detector.

### Cloakroom

With pedestal wash basin, w.c, and complementary tiling.

### Family Room

4.42m x 2.36m (14'6" x 7'9")

Having been converted from the original garage to provide useful and additional living space for couples who may want a home office or for families who may require a playroom. TV aerial connection, large built in storage cupboard and radiator.

### Lounge

5.64m x 3.15m (18'6" x 10'4")

With walk in bay window having views towards small spinney area to the front, feature fireplace with 'hole in wall' fire. TV aerial connection and radiator.

Double doors to:

### Dining Room

3.15m x 3.15m (10'4" x 10'4")

With radiator, smoke detector and patio doors to rear garden. Door to

### Kitchen/Breakfast Room

4.47m x 3.58m (14'8" x 11'9")

Having an extensive range of white cupboard and drawer units with matching wall cupboards having lighting under. One and a half bowl stainless steel sink unit having integrated dishwasher under.

Siemens built in appliances to include four ring induction hob, extractor hood, built-in microwave, fridge/freezer and Neff double oven. Plenty of worktop space around three walls, space for dining table and chairs and garden views. Door to

### Utility Room

1.96m x 1.68m (6'5" x 5'6")

Having stainless steel sink unit with cupboard under plus space and plumbing for washing machine and tumble dryer. Matching range of wall cupboards, Potterton wall mounted gas boiler and door to rear garden.

### First Floor Landing

A spacious landing with large airing cupboard housing hot water cylinder and fitted shelving. Access to roof storage space via pull down loft ladder. Smoke detector.

### Master Bedroom

4.70m x 3.18m (into bay) (15'5" x 10'5" (into bay))

A generous size master bedroom with walk in bay window having pleasant views, a range of built in wardrobes, radiator, smoke detector and door to

### En-Suite

Having a large shower enclosure, pedestal wash basin with mirror and light over, w.c and complementary tiling.

### Bedroom Two

3.18m x 3.25m (10'5 x 10'8")

A further double bedroom with radiator, rear garden views and built in wardrobes.

### Bedroom Three

3.43m x 2.34m (11'3 x 7'8")

A good size third bedroom with radiator, built in wardrobes and rear garden views.

### Bedroom Four

2.82m x 2.01m (9'3" x 6'7")

At present used as a home office, this room is also generous in size has garden views, a radiator and fitted shelving.

### Bathroom

A good size family bathroom with a separate shower enclosure, panelled bath, pedestal wash hand basin and w.c., radiator and complementary tiling.

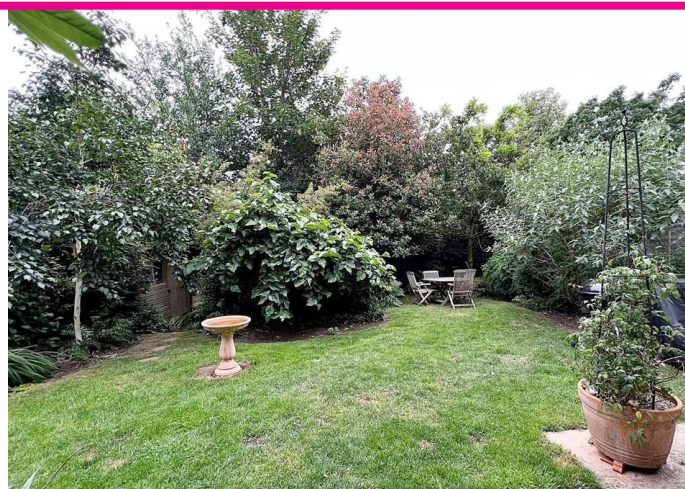
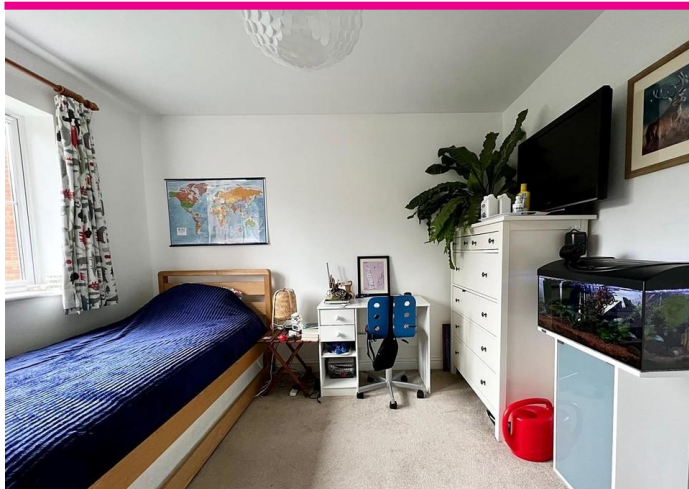
### Outside

#### Parking

There is driveway parking to the front of the property for two vehicles.

#### Gardens

The front garden is laid to lawn with mature shrubbery borders. Immediately in front of the property is a further area of land that is owned by number 4 which at present has lawn and mature laurel hedging for screening. A gate and path at the side leads to the rear garden enjoying a west aspect with patio, lawn and mature plants, shrubs and ornamental trees providing privacy. Three timber sheds are also included. Timber fencing forms the boundaries.



## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

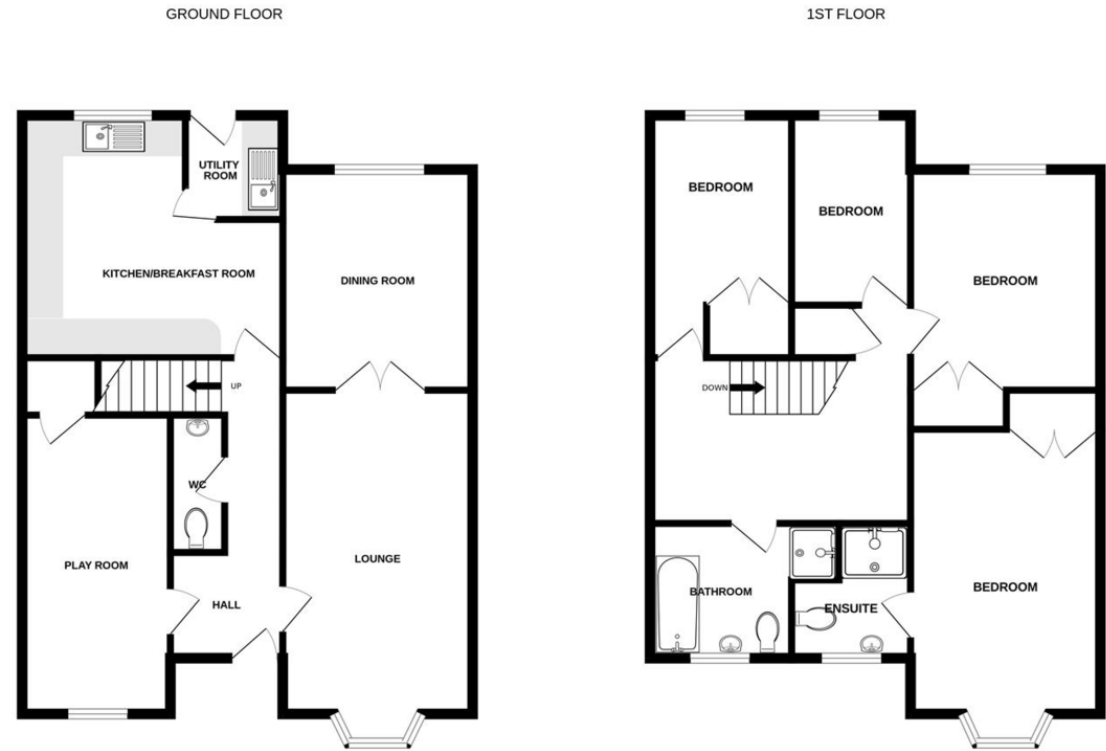
## Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

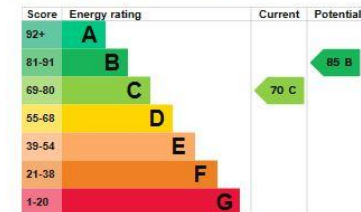


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### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60