



# JULIE PHILPOT

RESIDENTIAL



## Southcrest Rise | Glasshouse Lane | Kenilworth | CV8

3DF

A brand new detached Miller Home READY TO MOVE INTO. This is a superb opportunity to purchase a well planned new build with fitted blinds, flooring and new carpeting throughout included in the purchase price. There are three good size bedrooms, the master with en-suite, plus plenty of parking and a good size sunny garden. The ground floor layout is ideal with an open plan kitchen/diner to the rear.

Southcrest Rise is a very pleasant location and is also a smaller development than one would usually expect. The location is ideal for the brand new Kenilworth School which opens in September 2023 plus you can enjoy easy access in and out of the town for commuting along with pleasant footpaths and open green spaces and countryside being within easy walking distance too.

£387,000

- Brand New Build
- Detached House
- Three Good Size Bedrooms
- Master En-Suite
- Ample Driveway Parking



## Property Description

### Entrance Hall

With radiator.

### Cloakroom

With w.c., wash basin and radiator.

### Lounge

4.72m x 3.07m (15'6" x 10'1")

With radiator and aerial connection.

### Kitchen/ diner

5.23m x 3.45m (17'2" x 11'4")

With range of cupboard and drawer units, stainless steel sink and matching wall cupboards. Integrated appliances to include Zanussi washer/dryer, dishwasher, gas hob and electric oven, and fridge/freezer. Boiler cupboard housing Baxi gas boiler. Dining area with space for table and chairs.

### First Floor Landing

Having built in storage cupboard, smoke detector and access to roof storage space.

### Master Bedroom

3.58m x 3.35m (11'9" x 11'0")

With radiator and built in wardrobe. Door to

### En-Suite

Having shower, w..c., and wash basin.

### Bedroom Two

3.18m x 2.74m (10'5" x 9'")

With radiator.

### Bedroom Three

2.79m x 1.96m (9'2" x 6'5")

With radiator.

### Bathroom

Having panelled bath, wall hanging wash basin. w.c., complementary tiling and extractor.

## Outside

## Garden

The rear garden has been laid to lawn with timber fencing forming the boundaries.

## Parking

There is driveway parking to the side.



## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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AWAITING EPC AS THIS IS A BRAND NEW BUILD.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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