



JULIE PHILPOT

RESIDENTIAL



4 Clements Close | Kenilworth | CV8 2SA

£795,000

NO CHAIN Windy Arbour Area**Open Plan Kitchen/Family Room** Approx 2,100 sq ft

Stunning large contemporary style 5 double bedroom family home with large open plan living space, with another very spacious lounge and a separate large study/snug, all set within a private, quiet and exclusive established friendly private development of just five executive homes. With five large double bedrooms and four bathrooms, (three upstairs, two ensuite) and a downstairs shower room, quality Quickstep light oak laminate throughout most of the property, it's ready to move into! Almost like a new home, a blank canvas decorated in white throughout, allowing you to put your own stamp on it. In addition there is driveway parking and space for parking up to 5 cars and a private, slightly tiered garden and patio to the rear which is not overlooked. Viewing absolutely essential - Call us now!

- Detached Executive Home
- Five Double Bedrooms
- 4 Bath/Shower rooms of which
- Two En-Suites
- Three Reception Rooms



Property Description

Covered Open Porch with Composite Front Door to:

Large Hallway

A lovely large and welcoming light and airy entrance hallway with 'Quick Step' light oak laminate flooring, ceiling downlighting, new aluminium contemporary radiator. Doors off hall to:

Ground Floor Shower Room

Having a corner shower cubicle with curved screen door, mains fed shower, vanity basin and w.c., complementary tiling, heated towel rail and extractor fan.

Lounge

4.95m x 4.90m (16'3" x 16'1")

A stylish large square room, currently used as a lounge, very light and airy having 'Quick Step' flooring and radiator. Great potential for a cinema room perhaps, or a bedsitting room for a family member, having showering facilities opposite in hallway.

Home Office/Snug/Study

3.63m x 3.00m (11'11" x 9'10")

With 'Quick Step' flooring and radiator. A really useful room offering a variety of uses depending upon one's individual needs, for example snug, office, bedroom, playroom.

Kitchen/Breakfast Room/Family Room

32' 3" x 18' 4" (9.84m x 5.59m)

Newly fitted kitchen with Dove Grey contemporary units, two Bosch under the counter ovens, large induction hob, glass extractor and splashback. New integrated dishwasher and two integrated fridge freezers to ensure enough capacity for a large family. Well planned with plenty of storage space. Peninsula breakfast bar to seat 3-4. Newly fitted vertical aluminium radiators in family room and kitchen. Two sets of French doors to rear garden.

Utility Room

1.68m x 1.85m (5'6" x 6'1")

With a single base unit and work surface and large double wall unit over, single drainer stainless steel sink unit and a wall mounted Worcester Bosch boiler enclosed in matching unit. Plumbing for automatic washing machine, space for a tumble dryer and side entrance door.

First Floor Landing

Large 'L' shaped landing area, having built in storage cupboard which could possibly be converted into an upstairs laundry room. Additional large airing cupboard with large unvented hot water cylinder. Easy large access to roof storage space with large drop down wooden folding ladder. The loft is partially boarded with lighting and again offers potential for conversion.

Master Bedroom With En-Suite

3.35m x 4.90m (11'0" x 16'1")

A beautiful large room with dressing area with built in wardrobes, two radiators and door leading to:

En Suite Bath and Shower Room

A large ensuite having both a panelled bath and also a separate double shower enclosure, wash basin and close coupled w.c. Heated towel rail and complementary tiling.

Bedroom Two With En-Suite

12' 1" x 13' 2" (3.7m x 4.03m)

Yet another large room having rear garden and far reaching views over Kenilworth, radiator and door to:

En- Suite Bathroom With Shower Over

Having been recently refitted with panelled bath, having Grohe Thermostatic shower over, fitted furniture with vanity wash basin, concealed cistern w.c, complementary tiling and heated towel rail.

Bedroom Three

3.68m x 3.33m (12'1" x 10'11")

Another double room with rear garden and far reaching views, radiator and oak laminate wood flooring.

Bedroom Four

3.68m x 2.49m (12'1" x 8'2")

Double bedroom having rear garden views, radiator and oak laminate flooring.

Bedroom Five

3.63m x 2.87m (11'11" x 9'5")

A fifth double bedroom located to the front of the property, adjacent to the master bedroom, with radiator.

Family Bathroom

A modern tiled bathroom with panelled bath having Grohe Thermostatic Mixer Shower and shower screen, pedestal wash hand basin and wc. Tall mirrored cabinet and heated towel rail.

Outside

Rear Garden

35' 5" x 42' 11" (10.8m x 13.1m)

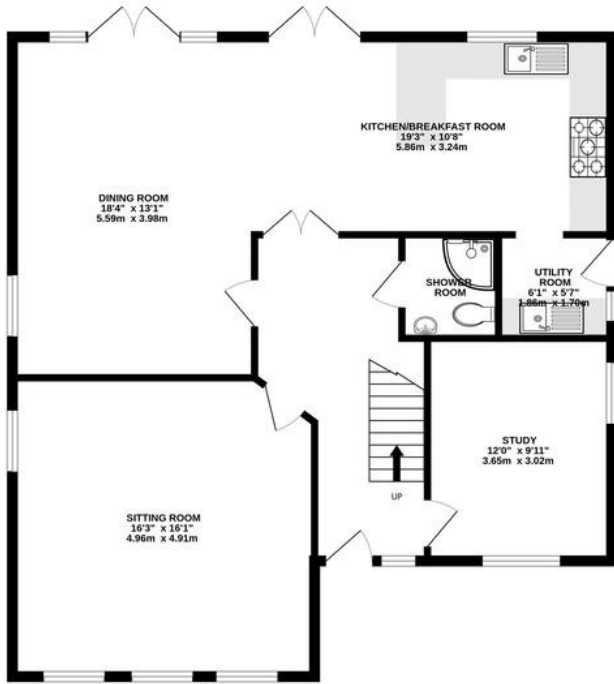
There is a patio directly off the property with steps down to the tiered formal lawns. Not overlooked, enclosed by panelled fencing, two sides recently renewed. Space for shed and good storage space down each side passageway.

Front & Parking

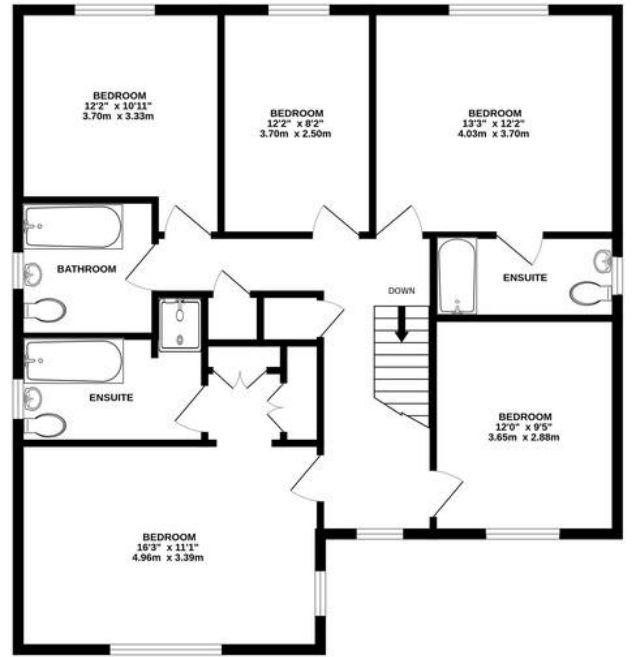
The front of the property has a tarmac drive alongside an area with stone chippings for low maintenance providing vehicle parking for several cars. A gate and path at each side of the property lead to the rear garden, lawned with paved patio and enjoying a high degree of privacy.



GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.4 sq.m.) approx.
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Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

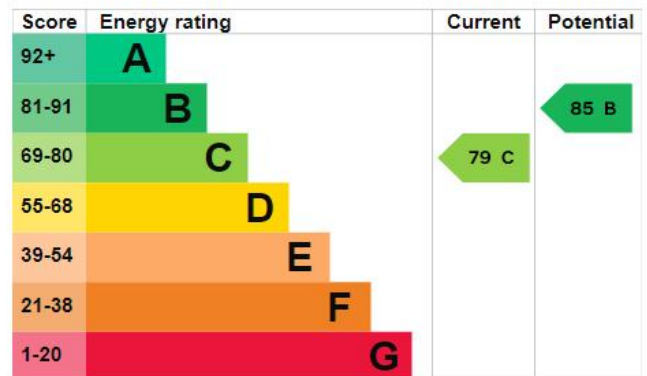
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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

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