



JULIE PHILPOT
RESIDENTIAL

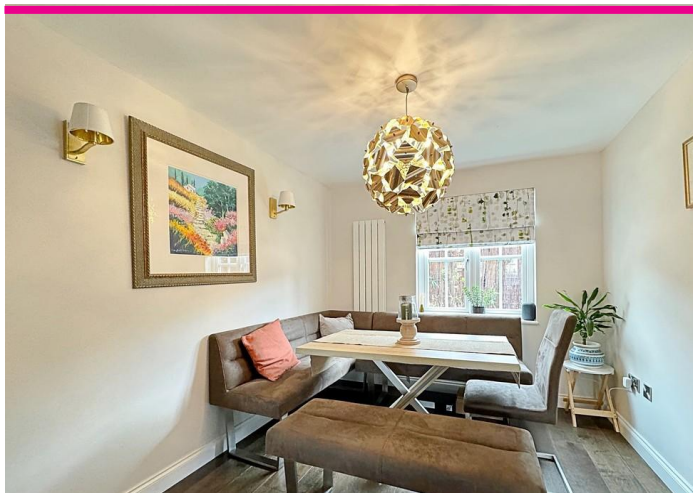


25 Fennyland Lane | Kenilworth | CV8 2RS

A very spacious detached family home with five good size bedrooms all with built in wardrobes, two en-suites and a double garage to the rear. This lovely home has been improved by the present sellers to include a refitted master en-suite and a luxury refitted open plan kitchen/diner. There is a separate lounge with direct access to the rear garden. The extensive accommodation is arranged over three floors and will only be appreciated by viewing.

£695,000

- Very Spacious Family Home
- Five Bedrooms, Three Bedrooms With En-Suite Access
- Double Garage & Two Parking Spaces
- Re-Fitted Luxury Kitchen/Diner



Property Description

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance to the property having solid oak flooring, radiator, smoke detector and central heating thermostat.

CLOAKROOM

With solid oak flooring, pedestal wash basin and w.c., fully tiled walls in complementary ceramics and radiator.

LOUNGE

20' 4" x 11' 4" (6.2m x 3.45m)

A stylish lounge with central feature fireplace, two radiators, downlights and two wall light points and tv aerial connection. French doors provide direct access to patio and rear garden.

OPEN PLAN KITCHEN/DINER

26' 2" x 13' 9" (7.98m x 4.19m)

Very much the hub of the home having been converted from the original kitchen and dining room to now provide this lovely open plan kitchen/dining area. In the dining area is plenty of space for dining table and chairs and tall modern radiator.

The professionally fitted kitchen has a range of Italian units, quartz worktops and central island unit with walnut breakfast bar. The units have soft closing doors and drawers, there are deep pan drawers and pull out units complemented by matching wall units with lighting under. Integrated appliances include Miele tall fridge, Caple tall freezer, Miele steam oven and grill, Miele fan assisted oven and grill, Bosch five ring induction hob having extractor hood over and stainless steel splashback. Miele integrated dishwasher and stainless steel undermount sink unit. Engineered dark stained oak flooring in this open plan area. French doors to rear garden.

UTILITY ROOM

Having built in wine rack, wall cupboard housing Baxi gas boiler. space and plumbing for two washing machines or one washing machine and then space for a tumble dryer. White sink unit with cupboard under, complementary worktop and door to rear garden.

FIRST FLOOR LANDING

The landing is a generous area which can be used as a nice seating area. Radiator and airing cupboard housing Mega Flow Heatrae Sadia hot water cylinder.

MASTER BEDROOM

14' 1" x 11' 3" (4.29m x 3.43m)

A large master bedroom with two double wardrobes and radiator. Door to:

RE-FITTED EN-SUITE

Having a large walk in shower with fixed head and hand held shower attachment, heated towel rail, vanity wash basin with double cupboard under, concealed cistem w.c, and useful display areas. Fully tiled walls in complementary ceramics.

BEDROOM FOUR

11' 2" x 9' 0" (3.4m x 2.74m)

With radiator and built in double wardrobe.

BEDROOM FIVE

9' 0" x 6' 7" (2.74m x 2.01m)

With radiator and built in wardrobe.

FAMILY BATHROOM

With panelled bath, w.c, pedestal wash basin and separate shower. Shaver point, extractor fan, radiator and fully tiled walls.

SECOND FLOOR LANDING

A further generous size landing with seating area and walk in store converted to provide a desk area if needed.

BEDROOM TWO

16' 8" x 11' 3" (5.08m x 3.43m)

A large double bedroom with two double door built in wardrobes, tv aerial connection and door to en-suite. The en-suite on this floor is a 'jack and jill' with access from both bedrooms.

BEDROOM THREE

16' 8" x 9' 0" (5.08m x 2.74m)

A further double bedroom with two built in wardrobes, tv aerial connection, access to roof storage space and door to the en-suite. The en-suite on this floor is a 'jack and jill' with access from both bedrooms.

EN-SUITE SHOWER ROOM

An en-suite shower room to the two double bedrooms on this floor of the property having a large walk in shower, pedestal wash basin, w.c., radiator, extractor fan and complementary tiling. Velux window

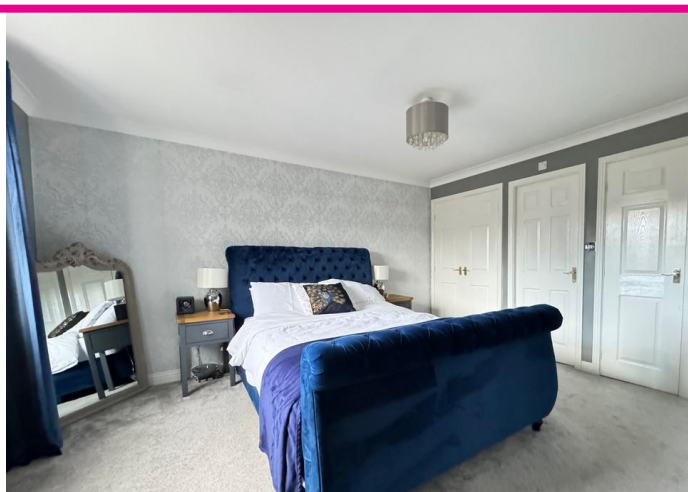
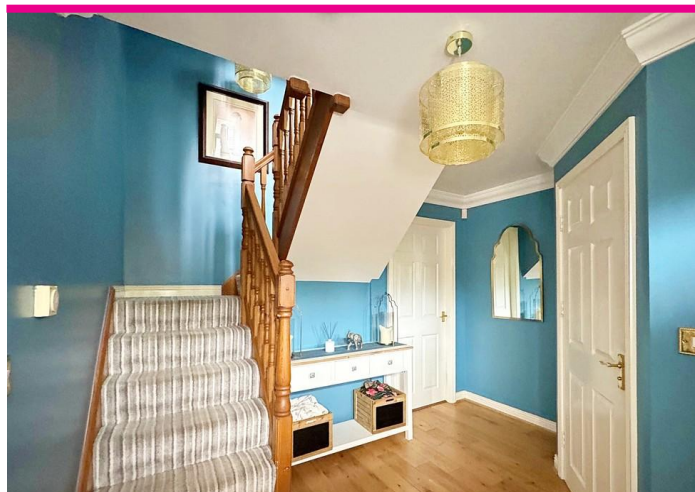
OUTSIDE

DETACHED DOUBLE GARAGE

Having two up and over doors, light, power and personal side entrance door leading to the rear garden. Under eaves storage space. Two additional car parking spaces in front of the garage.

REAR GARDEN

The attractive rear garden has a block paved patio area which leads to the garage the seating area is perfect for enjoying relaxation time and al fresco dining. There is an area of lawn with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

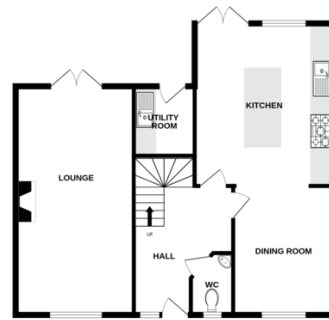
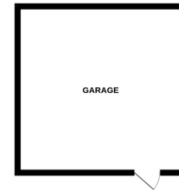
T: 01926 257540

E: sales@juliephilpot.co.uk

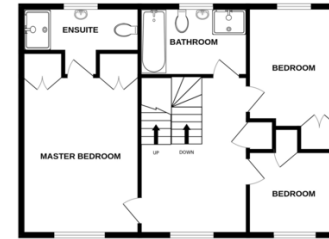
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

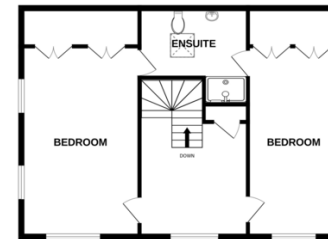
GROUND FLOOR



1ST FLOOR



2ND FLOOR

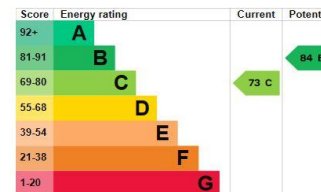


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Energy rating and score

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