



JULIE PHILPOT  
RESIDENTIAL



## 4 Green Leek Lane | Burton Green | CV8 1TN

An immaculate semi detached new build property in a delightful location within this small development. The property, constructed in 2019 by Cala Homes to a high specification, is still covered by the NHBC guarantee. The setting is very pleasant being on the outskirts of Kenilworth with lovely open views to the front as well as being within easy reach of open countryside and the Greenway for walks and cycling as well as the village hall and village school. A very attractive and immaculate home that must be viewed.

Offers In Region Of £300,000

- Modern Semi-Detached Home
- Two Bedrooms, Master En-Suite
- Living Room
- Kitchen/Diner



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator and central heating thermostat.

### CLOAKROOM

With w.c, heated towel rail and wall mounted wash basin. Complementary tiling.

### KITCHEN/DINER

12' 8" x 12' 0" (3.86m x 3.66m) Max

Having space for dining table and chairs. Extensive range of cupboard and drawer units set under quartz worktops with matching wall units over having lighting under. Bosch integrated appliances to include fridge/freezer, electric oven and four ring gas hob with extractor hood over. Integrated dishwasher and washing machine. Stainless steel Franke one and a half bowl undermount sink unit. TV wall point. Built in storage cupboard housing Ideal gas boiler.

### LIVING ROOM

14' 9" x 11' 9" (4.5m x 3.58m)

A lovely living room located to the rear of the property with French doors providing direct access to the rear garden. TV wall point, radiator and feature wall panelling.

### FIRST FLOOR LANDING

With large built in storage cupboard having fitted shelving. Access to roof storage space via loft ladder.

### BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m)

Having panelled bath, pedestal wash basin, w.c. and heated towel rail. Complementary tiling, Amtico flooring, extractor fan and shaver point.

### MASTER BEDROOM

12' 8" x 12' 6" (3.86m x 3.81m)

With radiator, feature wall panelling and in the recess is access to generous built in double door wardrobe. Door to:

### EN-SUITE SHOWER ROOM

Having a large fully tiled walk in shower enclosure with glazed shower screen and door. Pedestal wash basin, w.c., heated towel rail, shaver point and complementary tiling. Extractor fan and Amtico flooring.

### BEDROOM TWO

11' 5" x 7' 7" (3.48m x 2.31m)

With lovely open views, radiator and built in double wardrobes.

### OUTSIDE

#### DRIVEWAY PARKING

To the side of the property is driveway parking for two vehicles and an E.V charging point.

### GARDENS

The front garden has an area of lawn and attractive shrubbery borders. A gate at the side leads to the very attractive rear garden which also enjoys a very sunny south facing aspect. There is a large paved patio with plenty of space for garden furniture and bbq plus an area of lawn and borders with young specimen trees. Timber fencing forms the boundaries.

### TENURE

The property is Freehold. There is a Management Fee of £180.00 per year for the maintenance of the communal areas.



# Tenure

Freehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

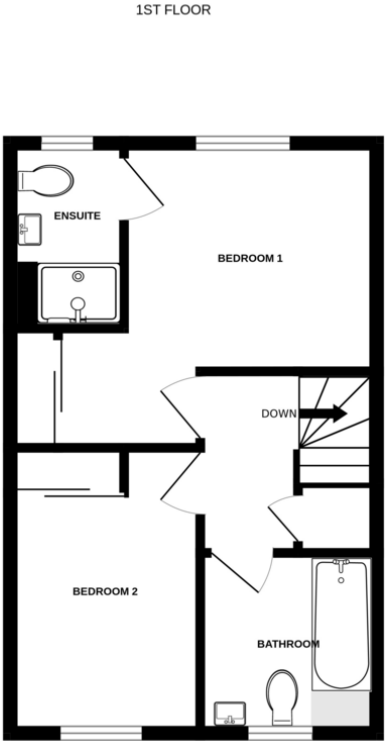
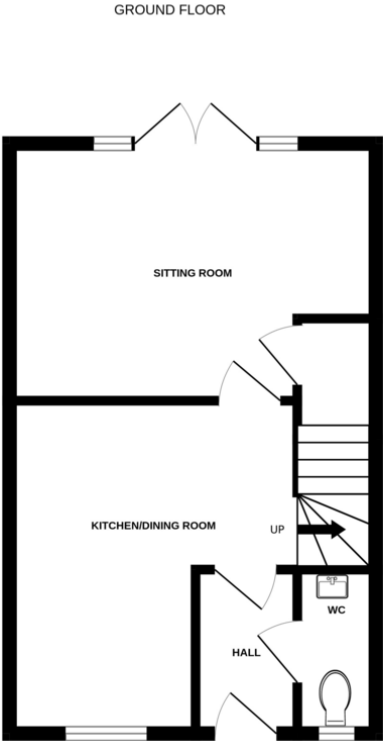
# Contact Details

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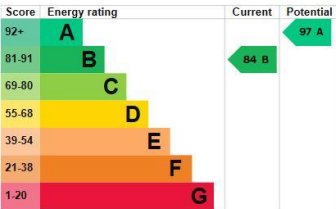
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



## Energy rating and score

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

[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