



JULIE PHILPOT
RESIDENTIAL



1 Lawrence Gardens | Kenilworth | CV8 2GH

£775,000

A substantial detached family home with five bedrooms, two are en-suite, four reception rooms and modern re-fitted kitchen/breakfast room. Outside is a delightful sunny garden with south facing aspect and high degree of privacy, driveway parking and a double garage. This superb home is in an enviable and convenient location within easy walking distance along a traffic free pathway leading to Abbey Fields and the Castle.

- Viewing Essential
- Five Bedrooms, Two With En-Suites
- Three Reception Rooms Plus Study
- Double Garage



PROPERTY DESCRIPTION & LOCATION

Lawrence Gardens, a small and exclusive development in a mature setting within easy walking distance to all the town's excellent amenities including Castle, Abbey Fields, town centre for shopping and supermarkets plus the old High Street area for dining and the Train station for commuting. This spot is ideal for couples and families of all ages with a traffic free footpath to the park, Castle and to the Common in the other direction making it ideal for dog walkers and for children too. The small community has a cross section of all ages and also an active community feel with a 'WhatsApp' group, street parties for special events and occasional 'Xmas light switch on' for all to enjoy too. The present sellers have happily been residents here for a number of years but life is now taking them in a new direction, they will be sorry to leave and will miss this home and area very much.

Since their ownership of the property they have made improvements to briefly include: refitting of the kitchen and utility by AK Interiors of Kenilworth, Karndean flooring and replacement carpets, replacement windows and doors by Warwick Glass and British Gas installing a new boiler and new garden fencing in addition to other standard improvements. The property also benefits from an alarm system.

DOOR TO

ENTRANCE HALL

A very welcoming entrance to the home with Karndean flooring, understairs storage cupboard and door into garage.

CLOAKROOM

Having w.c., pedestal wash basin, radiator and extractor fan.

STUDY/HOME OFFICE

7' 3" x 7' 2" (2.21m x 2.18m)

With Karndean flooring, radiator and rear garden views.

DINING ROOM

12' 7" x 11' 2" (3.84m x 3.4m)

Located to the front of the property with bay window, radiator, two wall light points and small paned glazed double doors to:

LOUNGE

18' 0" x 11' 2" (5.49m x 3.4m)

A lovely room located to the rear of the property having a feature fireplace with fitted gas fire, radiator and patio doors to the conservatory.

CONSERVATORY

9' 4" x 9' 8" (2.84m x 2.95m)

Having a sunny aspect with tiled floor, ceiling light/fan and patio door to the rear garden.

KITCHEN/BREAKFAST ROOM

15' 1" x 10' 3" (4.6m x 3.12m)

Having been professionally designed and re-fitted by AK Interiors of Kenilworth with an extensive range of cream gloss cupboard and drawer units with matching wall cupboards having lighting under and granite worktops. One and a half bowl Franke under-mount stainless steel sink unit with waste disposal under. Integrated Siemens appliances to include: dishwasher, four ring hob, multi-function microwave oven, electric fan assisted oven and warming oven. Housing and space for tall fridge/freezer and tall pull out larder unit. Space for breakfast table and chairs. Door to:

UTILITY ROOM

8' 5" x 5' 7" (2.57m x 1.7m)

Having space and plumbing for washing machine and space for tumble dryer. Cupboard housing Worcester wall mounted gas boiler, stainless steel single drainer sink unit, tall broom storage cupboard and radiator. Side entrance door.

FIRST FLOOR GALLERIED LANDING

An impressive staircase and landing with seating area. Large walk in airing/linen storage cupboard with shelving and hot water cylinder. Access to roof storage space.

MASTER BEDROOM

14' 9" x 11' 7" (4.5m x 3.53m)

A lovely master bedroom with rear garden views and extensive range of built in bedroom furniture to include: double door wardrobes, dressing table unit, chests of drawers and bedside tables. Bracket for wall mounted tv and door to:

EN-SUITE

6' 9" x 8' 6" (2.06m x 2.59m) Max

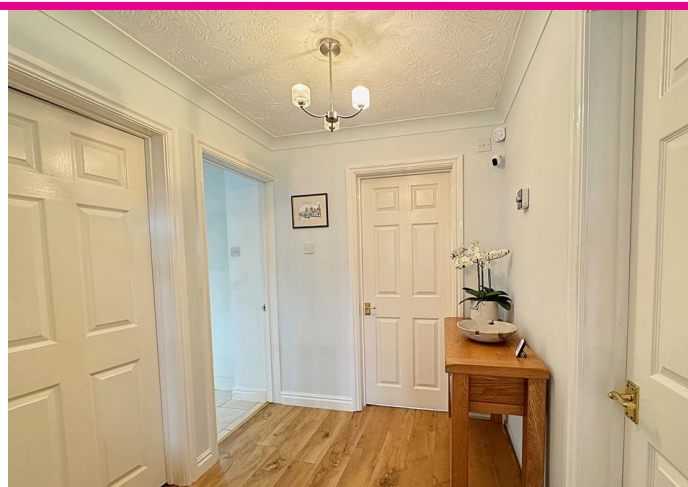
Having a large walk-in shower enclosure with curved shower screen, vanity wash basin with storage under and display area to the rear. Wall unit with mirror and light over, concealed cistern w.c., extractor fan and fully tiled walls in complementary ceramics.

SECOND DOUBLE EN-SUITE BEDROOM

12' 0" x 11' 7" (3.66m x 3.53m)

A further double bedroom with rear garden views. Range of built in wardrobes with double doors. Radiator and wall mounted tv bracket. Door to:





EN-SUITE SHOWER ROOM

8' 6" x 3' 9" (2.59m x 1.14m)

Having concealed cistern w.c., vanity wash basin with cupboard under and display area to side.

Mirror, light and shaver point, radiator and fully tiled shower enclosure with folding screen door.

Complementary tiling.

BEDROOM THREE

11' 3" x 11' 2" (3.43m x 3.4m)

With radiator and built in double door wardrobes.

BEDROOM FOUR

9' 4" x 8' 6" (2.84m x 2.59m)

With radiator and bay window.

BEDROOM FIVE

11' 7" x 7' 4" (3.53m x 2.24m)

Radiator and rear garden views.

FAMILY BATHROOM

6' 2" x 7' 4" (1.88m x 2.24m)

With pedestal wash basin, w.c., panelled bath with mixer tap/shower attachment and bidet.

Complementary tiling, radiator, mirror light with shaver point and deep sill bay window.

OUTSIDE

The property is set on a delightful private corner at the entrance to the development, originally the site of the show home. There is driveway parking which leads to:

DOUBLE GARAGE

16' 5" x 16' 0" (5m x 4.88m)

With twin up and over doors, light and power, side entrance door and door providing direct access to the property.

REAR GARDEN

A gate and path at the side leads to the attractive rear garden with a sunny south facing aspect. There is a large patio area perfect for 'al fresco' dining with space for outdoor furniture and bbq with an area of lawn plus mature shrubbery borders. Timber fencing forms the boundaries.

Outside Tap. Outside Security Lighting.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

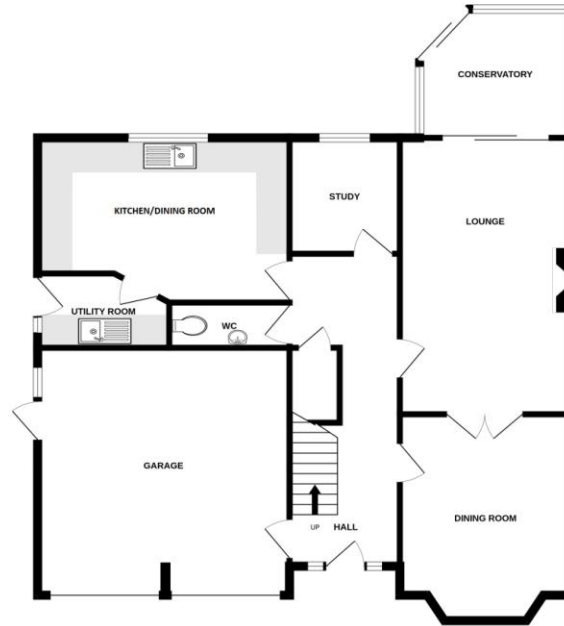
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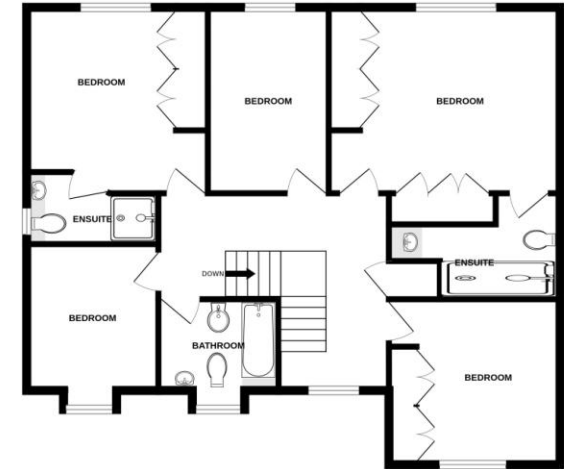
W: www.juliephilpot.co.uk

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



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Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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