



JULIE PHILPOT
RESIDENTIAL



12 Ferndale Drive | Kenilworth | CV8 2PF

£735,000

A super, newly remodelled and renovated detached family home with impressive open plan living including lounge, dining area and kitchen with bi-fold doors to the rear garden, plus four generous double bedrooms, a utility room and a separate home office. To the outside is a large garden, ample driveway parking and a double garage.

- Newly Renovated Detached Family Home
- Open Plan Living With Bi-Fold Doors
- Four Generous Size Bedrooms
- Double Garage



PROPERTY DESCRIPTION

This delightful family home in a very convenient location affording easy access to the town centre and the A46 for commuters is ideal for those who want to move into a house that is ready to move into. The present sellers have remodelled and fully improved this house to now provide open plan living. They have replaced the kitchen and bathroom, created a home office and utility room along with new heating system, new electrics, replacement windows, Kamdean flooring and new carpets plus oak internal doors and full redecoration. The accommodation is light and airy throughout, there are the four generous size double bedrooms with the opportunity for a new owner being able to create an en-suite if so desired. A great property which must be viewed in order to be fully appreciated.

ENTRANCE HALL

A spacious and welcoming entrance to the property with tall radiator and understairs storage cupboard.

CLOAKROOM

With w.c., wall hanging wash basin and heated towel rail.

UTILITY ROOM

8' 8" x 6' 4" (2.64m x 1.93m)
Having side entrance door, radiator, Franke one and a half bowl sink unit with mixer tap over and cupboards under. Space for wine/drinks fridge, space and plumbing for washing machine, matching range of wall cupboards and complementary worktops. Wall mounted Vaillant gas boiler, smoke detector and tiled splashback.

HOME OFFICE

8' 0" x 9' 0" (2.44m x 2.74m)

Located to the front of the house with lots of natural light and radiator.

LARGE OPEN PLAN 'L' SHAPED KITCHEN/DINER/LIVING ROOM

32' 18" x 29' 3" (10.21m x 8.92m) Max 'L' Shape

A fantastic open plan living space for couples and families alike. There are bi-fold doors providing direct access to the rear garden and there are three distinctive areas within the open plan living space.

LOUNGE AREA

With a large picture window to the front of the property allowing in lots of natural light, carpeting and Limestone fireplace with electric fire as fitted.

DINING AREA

With two radiators, Karndean flooring ceiling light point over dining table location and bi-fold doors to the rear garden.

KITCHEN AREA

Accessed via an oak internal door from the hallway, There are quartz worktops to three sides of the kitchen which also then extends to provide a breakfast bar. One and a half bowl undermount sink unit and matching range of soft closing cupboard and deep pan drawer units, corner carousel unit and with matching wall cupboards over. Tall larder unit with pull out drawer with space and housing for side by side fridge/freezer. Integrated Bosch appliances to include five ring induction hob with black glass extractor hood over, Wall mounted Bosch built in microwave and electric oven with cupboards above and below.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space. The sellers when remodelling the house have also created a really useful large double door linen storage/airing cupboard with shelving and hot water cylinder. In addition on the landing is a further door which leads to a storage cupboard. This cupboard is adjacent to the two large double bedrooms and is the ideal location for an en-suite to be created, if so desired.

BEDROOM ONE

15' 3" x 11' 8" (4.65m x 3.56m) Exc Wardrobes
This large double is located to the rear and overlooks the garden. There are built in wardrobes with sliding frosted glass doors. Radiator.

BEDROOM TWO

13' 9" x 15' 0" (4.19m x 4.57m)
Located to the front of the property with radiator.

BEDROOM THREE

14' 4" x 8' 5" (4.37m x 2.57m)
A further double located to the rear of the house with garden views. Radiator.

BEDROOM FOUR

11' 0" x 8' 7" (3.35m x 2.62m)
The fourth double bedroom located to the front of the house. Radiator.

LARGE FAMILY BATHROOM

10' 9" x 9' 3" (3.28m x 2.82m)
A well planned, re-fitted bathroom providing a panelled bath plus a separate large walk in shower with glazed shower screen. Vanity wash basin with storage under, w.c. and heated towel rail. Extensive complementary tiling and extractor fan.





OUTSIDE

PARKING

There is plenty of parking with this property, to the side is an in and out parking facility as well as further parking spaces in front of the garage.

DOUBLE GARAGE

With two doors and side entrance door, light and power are fitted.

GARDENS

The front garden has an area of lawn with attractive shrubbery borders. A gate at the side leads to the generous size rear garden which enjoys a sunny aspect and has an area of lawn with patio and an additional paved area to the side which would be an ideal kitchen/vegetable garden spot.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

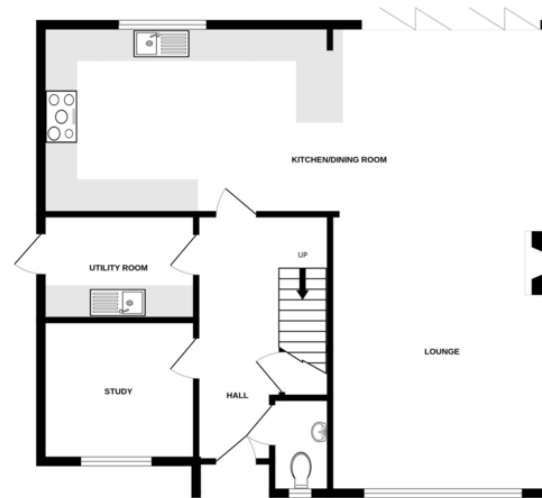
T: 01926 257540

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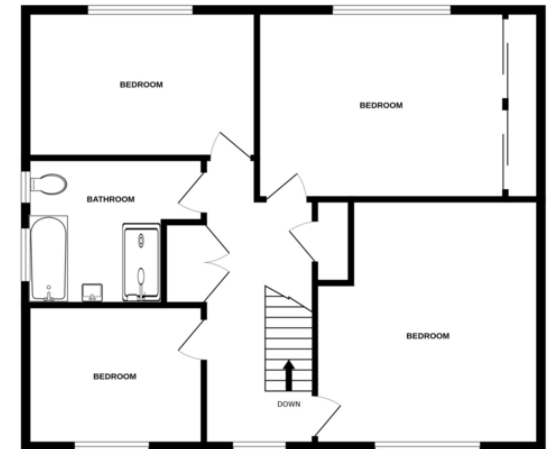
W: www.juliephilpot.co.uk

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

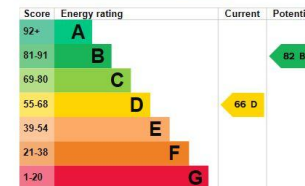


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Energy rating and score

This property's energy rating is D. 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