



JULIE PHILPOT
RESIDENTIAL

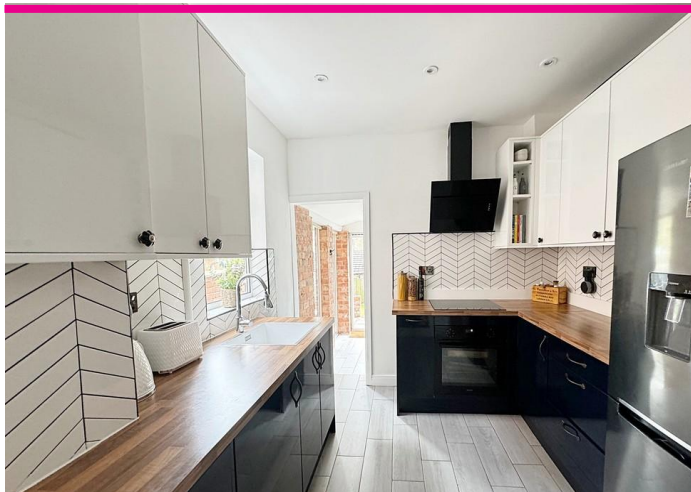


26 Stoneleigh Road | Kenilworth | CV8 2GD

£479,950

A very attractive and spacious period property having been modernised and providing flexible living with four bedrooms. The accommodation is contemporary in style whilst also retaining traditional features. On the ground floor is the kitchen, dining room, lounge with log burner and really useful utility room. There is a playroom/family room in the basement which could also be a home office. On the first floor are three bedrooms and the large family bathroom and then a loft conversion which provides the master bedroom with en-suite. Outside is a sunny garden which leads to the garage.

- Period Character Home
- Spacious Accommodation
- Garage To Rear
- Four Bedrooms, Master En-Suite



Property Description

ENTRANCE HALL

With laminate wood flooring and staircase to first floor.

LOUNGE

13' 0" x 11' 0" (3.96m x 3.35m)

With bay window having lovely window shutters and log burner. Archway to:

DINING ROOM

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

With laminate wood flooring, French doors to rear garden and access to:

KITCHEN

9' 6" x 8' 10" (2.9m x 2.69m)

A modern kitchen with extensive range of contemporary dark blue and white cupboard and drawer units including deep pan drawers and with matching wall cupboards over. Zanussi four ring hob having electric oven under and complementary black extractor hood over. Space for tall fridge/freezer, integrated dishwasher, Baxi gas boiler and splashback tiling. Access to:

UTILITY ROOM

9' 0" x 8' 8" (2.74m x 2.64m)

Having useful worktop space with built in storage cupboards and space for washing machine.

FAMILY ROOM/DEN/OFFICE

11' 9" x 11' 8" (3.58m x 3.56m)

The basement was converted by the previous sellers into a practical heated room which is ideal as a playroom/den or a home office.

FIRST FLOOR

LARGE BATHROOM

9' 5" x 8' 10" (2.87m x 2.69m)

Having a modern style with traditional feel. Freestanding bath with mixer tap over, separate large walk in shower with monsoon style shower and hand held shower attachment, w.c., complementary tiling and heated towel rail.

BEDROOM TWO

11' 10" x 9' 1" (3.61m x 2.77m)

With radiator.

BEDROOM THREE

11' 0" x 7' 9" (3.35m x 2.36m)

With radiator.

BEDROOM FOUR

7' 9" x 6' 9" (2.36m x 2.06m)

With radiator.

SECOND FLOOR

MASTER BEDROOM

16' 6" x 11' 3" (5.03m x 3.43m)

With radiator, rear garden views and door to:

EN-SUITE SHOWER ROOM

Having pedestal wash basin, w.c., and corner shower enclosure. Complementary tiling, extractor fan, Velux window.

OUTSIDE

GARDEN

The rear garden has a sunny paved patio which is perfect for outdoor dining and the bbq. A step leads to the area of lawn with mature shrubbery and hedging borders.

GARAGE

There is a single garage to the rear of the garden which is accessed via Stoneleigh Avenue.



Tenure

Freehold

Council Tax Band

E

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 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

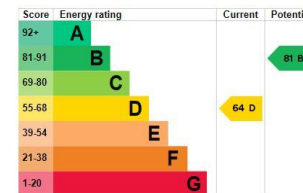


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Energy rating and score

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