



JULIE PHILPOT
RESIDENTIAL



87 Farmer Ward Road | Kenilworth | CV8 2DH

A superb, luxury and style home having been remodelled, extended and fully modernised bungalow to include impressive, open plan living, seamlessly integrating the kitchen, dining area, and lounge. In addition is a fabulous garden room/dining room enjoying the abundance of natural light, perfect for relaxation and enjoying the rear garden. The spacious master bedroom boasts an ensuite, there are two additional double bedrooms and a further luxury bathroom. Outside, you'll find a generously sized and professionally landscaped garden, ideal for the sunny south west aspect and for entertaining. This property offers a perfect blend of stylish and contemporary living.

£695,000

- Three Double Bedrooms
- Luxury En-Suite and Separate Family Bathroom
- Stunning Open Plan Kitchen/Lounge
- Fabulous, Stylish Home



DOOR TO

RECEPTION HALL

Being naturally lit via two full length opaque glazed windows and having quality oak flooring, radiator, and storage/cloaks cupboard.

STUNNING OPEN PLAN KITCHEN/LOUNGE

26' 11" max x 15' 10" max (8.08m x 4.72m)

Magnificent open plan living perfect for entertaining with feature half vaulted ceiling and direct access via bi-fold doors to the delightful patio area and west facing rear garden. The kitchen area is a particular feature with bespoke high gloss contemporary units with complementary granite worktops and large central breakfast island with feature designer extractor over. Inset "Neff" induction hob and built in oven beneath.

Extensive range of wall mounted cupboards and drawer units with integrated appliances including 'Whirlpool' dishwasher and 'Siemens' microwave. Inset sink unit with mixer tap over, three Velux windows with remoted controlled blinds, under floor heating and porcelain tiled floor.

To the lounge area there is a feature wall mounted fireplace with tv point over, inset ceiling spotlights, oak flooring and opening on to the sun lounge/dining room.

UTILITY ROOM

5' 8" x 4' 83" (1.73m x 3.33m)

With cupboard and wall units to compliment the fitted kitchen with inset stainless steel sink unit, space and plumbing for washing machine and separate tumble dryer. Access via pull down loft ladder to roof storage space housing the gas fired central heating boiler.

DINING ROOM

19' 3" x 9' 9" (5.87m x 2.97m)

A beautiful room flooded with natural light having a feature glazed ceiling lantern, double doors leading out to the delightful rear garden and bi-fold doors to the side patio area. Two radiators, inset ceiling spotlights and oak flooring.

MASTER BEDROOM

16' 7" x 9' 6" (5.05m x 2.9m)

A spacious master bedroom having a range of high gloss built-in wardrobes comprising two double and one single wardrobe with storage cupboards above, wall mounted tv aerial point, radiator, Velux window, bi-fold doors leading out to the sun room/dining room and further door to:

LUXURY EN-SUITE

8' 7" x 6' 10" (2.62m x 2.08m)

Being fully tiled in attractive and complementary ceramics having large walk-in shower enclosure with rainfall shower, low level w/c, vanity sink unit with mirror and shaver point above. Tall heated towel rail/radiator and inset ceiling spotlights.

DOUBLE BEDROOM TWO

12' 8" x 9' 10" (3.86m x 3m)

Located to the front of the property and having triple built in mirrored wardrobe with useful shelving to side, radiator and further door to storage/wardrobe cupboard.

DOUBLE BEDROOM THREE

12' 9" x 10' 4" (3.89m x 3.15m)

A further double bedroom located to the front of the property with radiator and tv aerial point. This room has also been used as an additional reception room so offers great flexibility.

BATHROOM

Being fully tiled and fitted with a modern suite comprising low level w/c, vanity sink unit with mirror and shaver point over and panelled bath with 'Aqualisa' shower and folding side screen over. Tall heated towel rail/radiator and inset ceiling spotlights.





OUTSIDE

GARAGE AND PARKING

The property is set back from the road behind a double entrance driveway providing ample parking for several vehicles. There is a garage to the front with Hormann insulated electric door as well as gated side access .

HOME OFFICE/SUMMERHOUSE

9' 1" x 6' 9" (2.77m x 2.06m)

This is an ideal home office with views over the rear garden. Having the benefit of power and CAT 6 installed and double French doors with matching side windows leading out to the garden.

GARDENS

Access at the side leads to the lovely and private rear garden which is a special feature to the property. The garden has been professionally landscaped and enjoy a sunny south west aspect. There is an area of lawn with mature and well stocked, mixed planting scheme providing attractive shrubbery borders plus ornamental specimen trees. In addition is a large outdoor patio area perfect for 'al fresco' dining and outdoor entertaining.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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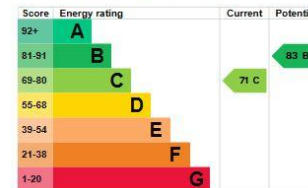
TOTAL FLOOR AREA: 1414 sq. ft. (131.3 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only, prospective purchaser. The services, fixtures and appliances shown hereon may not have been tested and no guarantee is to their operability or efficiency can be given.
Mark with reference: 0204

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

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