



JULIE PHILPOT
RESIDENTIAL



4 Mountbatten Avenue | Kenilworth | CV8 2PY

£695,000

An extended detached property providing very spacious and well planned living with four double bedrooms, master en-suite, along with the added benefit of having been recently improved by the present sellers who have created superb open plan living, perfect for families and entertaining. This generous living area includes a bespoke kitchen with dining area and seating area having direct garden access plus a separate lounge. Outside is an attractive garden, easily maintained plus garage and driveway parking for three cars.

- Super Extended Home
- Open Plan Living With Bi-Fold Doors
- Separate Lounge
- Four Bedrooms, Master En-Suite



Property Description

DOOR TO

ENTRANCE HALL

With Karndean flooring, radiator and downstairs storage space.

CLOAKROOM

With w.c., vanity wash basin, Karndean flooring, radiator and modern metro design wall tiling.

SUPER OPEN PLAN LIVING

DINING AREA

12' 6" x 11' 9" (3.81m x 3.58m)

Having access from the entrance hall via glazed double doors allowing in natural light. Radiator.

KITCHEN/FAMILY AREA

20' 11" x 18' 5" (6.38m x 5.61m)

The present sellers have recently created this fabulous open plan living area which is very much the hub of the home and perfect for couples and families. The kitchen has been professionally fitted with an extensive range of coloured gloss cupboard and drawer units in Sea Grass with complementary tiling and granite worktops plus central island unit having under-mount sink unit and integrated drainer. Integrated appliances include under counter fridge, wine fridge, AEG dishwasher, AEG double oven and five ring induction hob with stainless steel extractor hood and bespoke glass splashback. Additional wall tiling to complement the Sea Foam coloured units and plinth lighting.

The kitchen is open in design with the seating area that is spacious, has a lantern roof, Karndean flooring, tall anthracite radiators and sliding doors providing access to the garden.

LOUNGE

24' 4" x 12' 4" (7.42m x 3.76m)

Double doors from the kitchen/family room leads to the lounge having feature fireplace with gas fire, built in bookcase storage units to either side, two radiators and dual aspects.

UTILITY ROOM/BOOT ROOM

15' 9" x 8' 2" (4.8m x 2.49m)

Having plenty of really useful built in storage cupboards with double doors and built in seating bench. Space and plumbing for washing machine, space for tumble dryer and sink unit with storage cupboards under and worktops to either side. Personal side entrance door.

FIRST FLOOR LANDING

With airing cupboard housing Worcester gas combination boiler. Access to roof storage loft space via pull down loft ladder. The loft is partly boarded.

MASTER BEDROOM

12' 2" x 10' 8" (3.71m x 3.25m) Exc Wardrobes

Having a wall to wall range of built in wardrobes having hanging rails and fitted shelving. Radiator and door to:

EN-SUITE SHOWER ROOM

Having shower enclosure and glazed shower screen, vanity wash basin with storage cupboards under.

Radiator and wall mirror plus storage cupboard.

DOUBLE BEDROOM TWO

17' 0" x 9' 2" (5.18m x 2.79m)

A large second double bedroom with dual aspects, two radiators and built in triple wardrobe unit with sliding doors.

DOUBLE BEDROOM THREE

12' 4" x 12' 1" (3.76m x 3.68m)

This room is presently used as a purpose built home office/study having a range of fully fitted office furniture to include desk unit, filing drawers and storage cupboards. Two Velux windows with fitted blinds and access at either side of the room into eaves storage space. This can easily become a third double bedroom if desired.

DOUBLE BEDROOM FOUR

7' 0" x 7' 0" (2.13m x 2.13m) Exc Wardrobes

A cosy double fourth bedroom with large, built in double wardrobes, radiator and rear garden views.

BATHROOM

With panelled bath having shower over and glazed shower screen plus curtain rail. Vanity wash basin with double cupboard under and concealed cistern w.c.

Radiator, ceramic tiling, mirror/light and shaver point.

OUTSIDE

GARAGE

14' 10" x 8' 10" (4.52m x 2.69m)

With up and over door, light, power and personal door providing direct access to the utility/boot room. The property also benefits from an electric car charging point.

GARDENS

The property is situated on a corner plot within this private location. To the front is an area of lawn with shrubbery border along with a block paved driveway providing parking for three cars. At the side is a pathway and gated access leading to the rear garden which enjoys a high degree of privacy having an area of lawn to the side and rear plus a sunny paved patio/seating area with timber pergola having mature grape vine and climbing Wisteria over. There are also many mature shrubs and plants along with a kitchen/vegetable garden. Mature hedging and fencing provides the boundaries. Timber shed.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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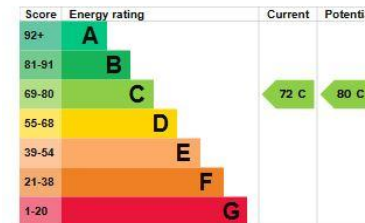


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Energy rating and score

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

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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