



JULIE PHILPOT
RESIDENTIAL



18 Swift Close | Kenilworth | CV8 1QT

A spacious and very well planned detached family home with four good size bedrooms two of which have en-suites and three with fitted wardrobes in addition are three separate reception rooms plus a detached double garage and attractive, well stocked mature rear garden. The house has also been recently improved to include the re-fitting of the cloakroom, master en-suite shower room and the kitchen/diner. The location is particularly sought after and is also within easy walking distance of the town and open countryside.

£725,000

- Viewing Essential
- Four Double Bedrooms, Two En-Suites
- Double Garage & Generous Size Garden
- Sought After Location



Property Description

DOOR TO

ENTRANCE HALL

With oak flooring, radiator, understairs storage cupboard and smoke detector.

CLOAKROOM

Having been recently re-fitted and fully tiled. Vanity wash basin with cupboard under, w.c., and wall mounted mirror.

STUDY/HOME OFFICE

9' 1" x 8' 2" (2.77m x 2.49m)

With oak flooring.

LOUNGE

25' 10" x 12' 7" (7.87m x 3.84m)

With bay window to the front, feature fireplace having fitted gas fire, oak flooring, two wall light points and French double doors to rear garden.

DINING ROOM

12' 6" x 11' 4" (3.81m x 3.45m)

With bay window overlooking the rear garden, oak flooring, dimmer switch and radiator. Door to lounge and door to kitchen.

KITCHEN/BREAKFAST ROOM

14' 2" x 9' 7" (4.32m x 2.92m)

Having been re-fitted with an extensive range of cream gloss cupboard and drawer units with matching wall cupboards. Complementary tiling. Integrated appliances including tall fridge/freezer, four ring gas hob with extractor hood over and wall mounted double oven. Deep pan drawers and tall larder unit. Space for dining table and chairs.

UTILITY ROOM

6' 4" x 6' 1" (1.93m x 1.85m)

Having wall mounted Vaillant gas boiler. Single drainer sink unit, round edged worktop and space and plumbing for a washing machine and tumble dryer. Extractor fan, tiled floor and side entrance door.

FIRST FLOOR GALLARIED LANDING

With built in airing cupboard with hot water cylinder and fitted shelving. Smoke detector and access to roof storage space via pull down loft ladder.

MASTER BEDROOM

13' 0" x 10' 4" (3.96m x 3.15m)

With two double door wardrobes, radiator, rear garden views and door to:

LARGE RE-FITTED SHOWER ROOM

10' 4" x 6' 2" (3.15m x 1.88m)

Having been recently re-fitted and fully tiled with large shower enclosure having glazed screen door and both fixed head and hand held shower attachments.. Concealed cistern w.c., vanity wash basin, built in storage cupboards and tall shelved linen store. Heated towel rail and two mirrored door cabinets.

BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m)

Having built in double wardrobe, radiator and door to:

EN-SUITE WET ROOM

This en-suite has been adapted to provide a wet room facility with Mira shower, shower curtain rail and screen doors. Pedestal wash basin and w.c., Wall mounted electric wall heater.

BEDROOM THREE

10' 9" x 9' 3" (3.28m x 2.82m)

Having built in double door wardrobes and radiator.

BEDROOM FOUR

10' 0" x 7' 1" (3.05m x 2.16m)

With built in double door wardrobe and radiator.

FAMILY BATHROOM

Having been recently refitted with panelled spa bath having fixed head and hand shower attachment over. Fully tiled walls, vanity wash basin with cupboard under and concealed cistern w.c., extractor fan and heated towel rail. Wall mounted mirrored door cabinet.

OUTSIDE

DOUBLE GARAGE

Having twin up and over doors, light and power.

GARDENS

The front garden has an area of lawn. To the side of the property a path and gated access leads to the attractive rear garden which is very generous in size and enjoys a high degree of privacy. There is an area of lawn and large patio with shrubbery borders.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

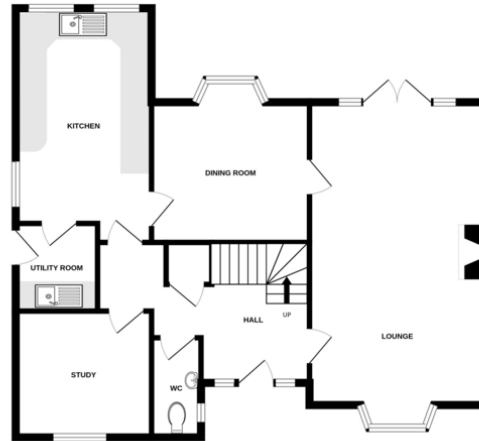
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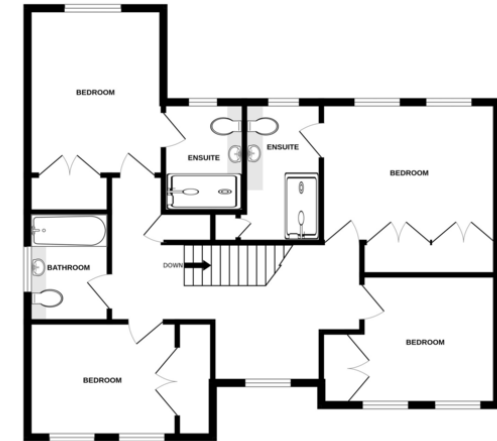
W: www.juliephilpot.co.uk

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

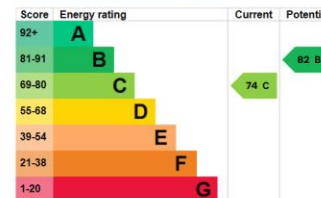


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Energy rating and score

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