



JULIE PHILPOT  
RESIDENTIAL



## 49 Dalehouse Lane | Kenilworth | CV8 2EP

£665,000

A substantial, detached family home having been greatly extended by the sellers to provide a large and spacious living with flexibility in design with an open plan feel. There are five bedrooms, two en-suites and a modern kitchen which leads to the family living/dining room and further, more traditional, lounge and dining areas. There is also a utility room and gym that can be a playroom or home office if needed. Outside is plenty of parking and an easily maintained garden. The location is ideal for schools, town, the Greenway, nature reserve and the common all within easy walking distance.

- Viewing Essential
- Spacious, Extended Home
- Flexible Family Accommodation
- Five Bedrooms, Two with En-Suites



## Property Description

### LARGE ENTRANCE HALL

With two radiators, smoke detector and plenty of storage space.

### IDEAL OPEN PLAN STYLE LIVING

#### KITCHEN AREA

12' 8" x 9' 7" (3.86m x 2.92m)

With an extensive range of cream cupboard and drawer units and matching wall units over having lighting under. Oak worktops and up stands plus oak breakfast bar and glass splash backs. Quooker hot, cold and boiling water tap, integrated dishwasher, Russell Hobbs built in microwave and Rangemaster range cooker with stainless steel extractor hood over. Storage cupboard with double doors housing the Vaillant gas combination boiler. From the kitchen you walk into the:

#### FAMILY ROOM

19' 7" x 13' 3" (5.97m x 4.04m)

This room is lovely and light with two sliding patio doors, log burner with oak mantel, rear garden views with garden access and can be used as a dining room or a living area incorporating lounge and dining furniture - it really depends upon the owners needs. From here oak and glass double doors provide direct access to:

#### LOUNGE/DINER

24' 9" x 12' 5" (7.54m x 3.78m)Max

With Limestone fireplace having gas log burner, bay window and radiator. There is an oak and glass door that leads into the entrance hall. In the dining area is plenty of room for dining room furniture and a radiator with a further oak door to:

#### UTILITY ROOM

12' 0" x 7' 8" (3.66m x 2.34m)

Having a single drainer sink unit with cupboard under. Space for a tall American style fridge/freezer, plus plenty of built in storage space being full height with sliding doors.

#### CLOAKROOM

With w.c, wash basin and extractor fan.

#### HOME GYM

12' 5" x 7' 6" (3.78m x 2.29m)

This room again can be flexible in use depending upon the owners needs. At present it is a home gym it has also been a family room and a home office. There is a radiator and a patio door with access to the rear garden.

#### FIRST FLOOR LANDING

### MASTER BEDROOM

13' 5" x 10' 6" (4.09m x 3.2m)

With radiator, built in wardrobes and door to:

### EN-SUITE SHOWER ROOM

Having corner shower enclosure with glazed screen door, w.c, and wash basin with cupboard under. Heated towel rail, fully tiled walls, shaver point and extractor fan.

### BEDROOM TWO

11' x 8' 8" (3.35m x 2.64m)

This room has the added advantage of a mezzanine which can be used as a sleeping area or den, access is via 'paddle' staircase. From the mezzanine is access to roof storage space. In the bedroom area are built in wardrobes, radiator and door to:

### EN-SUITE SHOWER ROOM

Having w.c., vanity wash basin, fully tiled shower having glazed door, heated towel rail and extractor fan.

### BEDROOM THREE

11' 2" x 10' 5" (3.4m x 3.18m)

With built in wardrobes.

### BEDROOM FOUR

11' 8" x 7' 7" (3.56m x 2.31m)

With radiator and built in wardrobe.

### BEDROOM FIVE

10' 2" x 7' 0" (3.1m x 2.13m)

This is a nice single bedroom which is used as a dressing room at present. Radiator and built in storage cupboard/wardrobe. Access to large roof storage space which is boarded and has a loft ladder.

### FAMILY BATHROOM

Having a 'p' shaped panelled bath with fixed head monsoon style shower plus hand held attachment and glazed shower screen. Concealed cistern w.c and vanity basin with cupboard under. Fully tiled walls and heated towel rail.

### OUTSIDE

### DRIVEWAY PARKING

The is a block paved driveway to the front providing parking for several vehicles. This in turn leads to:

### GARAGE STORE

12' 0" x 8' 2" (3.66m x 2.49m)

Having light, power and under eaves storage space. From the garage a door provides direct access to the utility room.

### REAR GARDEN

The rear garden has been landscaped to provide low maintenance with astro turf lawn and a covered area that is ideal for entertaining. Timber fencing forms the boundaries..



# 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

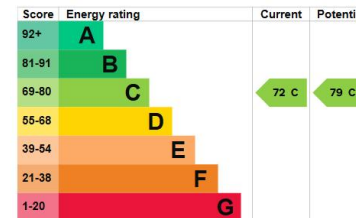


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## Energy rating and score

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

[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