



JULIE PHILPOT
RESIDENTIAL



11 Barford Road | Kenilworth | CV8 2AY

A modern and well presented detached dormer style bungalow providing flexible living with two first floor double bedrooms and a ground floor double bedroom which can also be used as a reception room if preferred. There are two bathrooms, one on the first floor and one on the ground floor plus a large lounge, lovely modern refitted kitchen opening into the garden room/conservatory. In addition is a large utility room, garage and driveway parking. The rear garden is a further feature to the home being sunny, south facing and enjoying privacy. Viewing is highly recommended.

£559,950

- No Chain Involved
- Quiet Residential Cul De Sac
- Two/Three Bedrooms & Two Bathrooms
- Spacious and Well Planned



Property Description

ENCLOSED PORCH

With door to

RECEPTION HALL

A large and welcoming entrance hall which is very light and airy with many homes creating a study or dining area. Radiator, tiled floor and understairs storage area.

LOUNGE

20' 4" x 23' 0" (6.2m x 7.01m)

Glazed double doors from the hallway provides access to this stylish room affording lots of natural light from the large windows and patio door. There is a radiator and hole in the wall fire.

UTILITY ROOM

8' 7" x 8' 4" (2.62m x 2.54m)

A separate good size utility room with circular stainless steel sink unit, round edged worksurfaces, tiled floor and heated towel rail. Space and plumbing for washing machine, space for tumble dryer, freezer and/or other appliances. Wall units and tall larder store cupboard. Side entrance door.

GROUND FLOOR SHOWER ROOM

Having shower with glazed shower screen, vanity basin with cupboard and drawer under, w.c., heated towel rail and fully tiled walls. Extractor fan, shaver point and tiled floor.

GROUND FLOOR BEDROOM/RECEPTION ROOM

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

This ground floor room can be a double bedroom or a further, separate reception/dining room. Radiator and built in storage cupboard/wardrobe.

KITCHEN

14' 1" x 7' 10" (4.3m x 2.4m)

Having been refitted with an extensive range of cupboard and drawer units with matching wall units having lighting under. Central island unit and plenty of worktop space with matching upstands, glass splashbacks and range of integrated Siemens appliances to include dishwasher, wall oven and microwave, extractor hood and fridge. Open access and a step down leads to:

CONSERVATORY /GARDEN ROOM

25' 2" x 8' 2" (7.67m x 2.49m)

This is a delightful, addition to the property and provides multiple uses to include dining areas and lounge style seating area. French doors provide direct access to the rear garden and automatic roof blinds. Radiator, wall mounted tv bracket and wall light point.

FIRST FLOOR LANDING

Having double doors that provide access to extensive under eaves storage.

DOUBLE BEDROOM

10' 6" x 10' 4" (3.2m x 3.15m)

With radiator and access to walk in under eaves wardrobe space having shelving, lighting and hanging rails.

DOUBLE BEDROOM TWO

10' 7" x 9' 1" (3.23m x 2.77m)

With radiator and rear garden views. Access to walk in under eaves wardrobe storage space.

FIRST FLOOR BATHROOM

A large first floor bathroom with corner shower enclosure with curved shower screen, vanity glass wash basin and w.c. Heated towel rail, two Velux windows, complementary tiling and access to under eaves storage space.

OUTSIDE

DRIVEWAY TO FRONT

There is ample driveway parking to the front of the property being block paved.

SINGLE GARAGE

Having up and over door, light and power with personal entrance door to the rear.

GARDEN

Gated access at the side leads to the side storage space which is really useful and paved for easy maintenance. This then leads to the very attractive rear garden which is an additional benefit to this home as it is sunny, south facing and enjoys privacy. There is a patio and timber decked seating area, timber pergola with grape vine and an area of lawn. To the sides are well stocked shrubbery borders with timber fencing forming the boundaries. Timber Shed.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

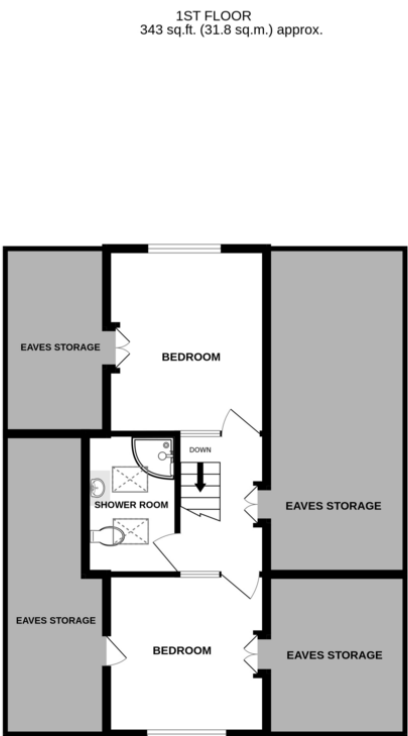
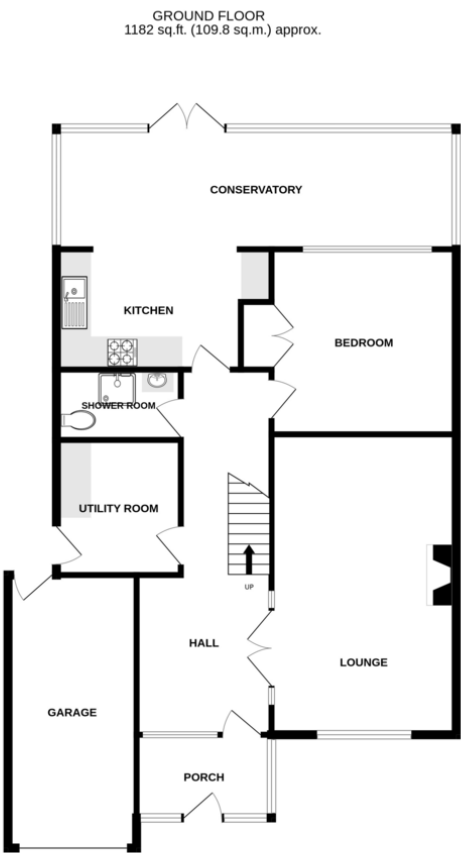
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

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 are 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 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