



JULIE PHILPOT
RESIDENTIAL



21 Mountbatten Avenue | Kenilworth | CV8 2PY

An immaculate, very practical and spacious detached family home having been greatly improved by the present owners. The property is located within this very sought after and quiet cul de sac enabling easy walking to local schools, shops, restaurants and open countryside. This superb home provides spacious, well planned accommodation with five first floor bedrooms, the master with en-suite. The ground floor accommodation is flexible with a lounge, large kitchen/breakfast room, dining room, family room and utility. Outside there is an attractive, private and sunny West facing rear garden plus double garage and ample driveway parking.

£825,000

- Three Large Reception Rooms
- Five Bedrooms, Master En-Suite
- Available With 'No Chain'
- Extremely Well Proportioned Home
- Private Garden
- Sought After Location



ENCLOSED PORCH

A wide porch with downlights provides secure storage space.

ENTRANCE HALL

The property has a welcoming and spacious entrance hall with large coat cupboard, radiator and understairs storage display area.

CLOAKROOM

Having vanity wash hand basin, concealed cistern w.c., heated towel rail, Karndean tiled floor and storage cupboards.



FAMILY ROOM

15' 1" x 8' 7" (4.6m x 2.62m)

A large third reception room with views to the front of the property that is ideal for a home office, playroom or hobby room.

LOUNGE

22' 3" x 11' 9" (6.78m x 3.58m)

A light and airy room with dual aspects, two radiators, spot and wall lights, feature gas fireplace and patio doors leading to the rear garden.

DINING ROOM

10' 6" x 9' 3" (3.23m x 2.79m)

With a wide, open arch from the lounge the dining room offers space for a large family dining table with views of the rear garden. Nest heating thermostat.



KITCHEN/BREAKFAST ROOM

25' 7" x 10' 6" (7.8m x 3.2m)

Extended by the present owners, the large solid oak shaker kitchen provides an extensive range of cupboard and drawer units and integrated Neff appliances including double oven, ceramic hob, extractor, fridge/freezer and dishwasher.

The kitchen features Karndean tiled floor, bespoke angled corner units including practical ironing board storage and a large breakfast bar. One end has access to the utility room and the other ample space for dining table and chairs overlooking the rear garden which can be accessed through the patio doors.

UTILITY ROOM

10' 6" x 5' 6" (3.28m x 1.68m)

With matching oak cupboards, stainless steel sink unit, mixer tap, space and plumbing for washing machine, tumble dryer and space for a tall fridge/freezer. Access to roof storage space above kitchen. Door to garage and door to the garden.

OAK SPINDLED STAIRCASE TO FIRST FLOOR LANDING

With storage cupboard housing Vaillant gas boiler. Access to boarded roof storage space via pull down loft ladder and Nest CO Sensor.

MASTER BEDROOM

11' 7" x 11' 7" excluding wardrobes." (3.53m x 3.53m)

Having professionally fitted wardrobes along one wall with matching bedroom furniture including king size bed frame, chest of draws, bedside tables and linen chest. Radiator, three wall light points and views over rear garden.

EN-SUITE

With large corner shower enclosure, concealed cistern w.c., vanity basin, heated towel rail, Amtico floor tiles and matching tiling for shower.

BEDROOM TWO

12' 6" x 8' 9" excluding wardrobes" (3.81m x 2.67m)

A second double bedroom with fitted wardrobes along one wall complete with oak doors. Views over the front of the property. Radiator.

BEDROOM THREE

12' 1" x 8' 7" excluding wardrobes." (3.68m x 2.62m)

A third double bedroom currently used as a spacious single. Built in wardrobe with matching oak doors. Radiator.

BEDROOM FOUR

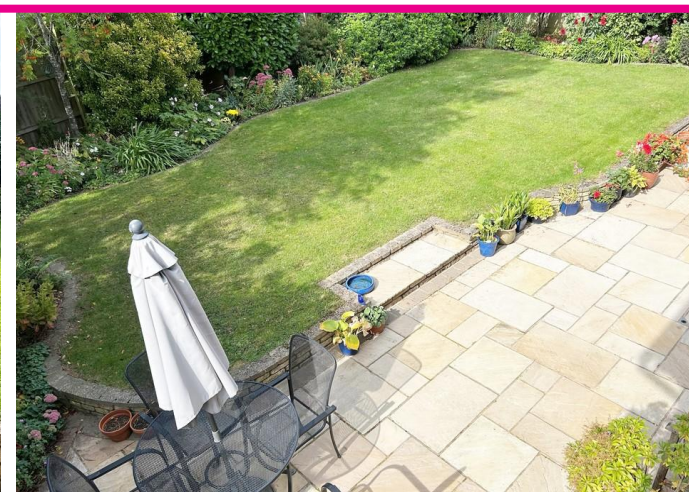
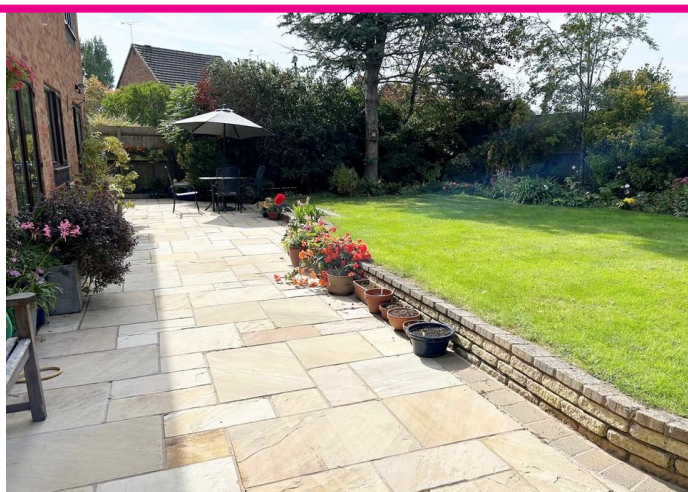
11' 6" x 11' 2" (3.51m x 3.4m)

A fourth double bedroom overlooking the rear garden, currently used as a large home office. Radiator and Virgin broadband connection.

BEDROOM FIVE

9' 1" x 8' 1" (2.77m x 2.46m)

Overlooking the front garden, ideal as a second home office or computer/tv room. Radiator.





BATHROOM

Having panelled bath with Mira shower, glazed shower screen, pedestal wash basin, w.c. and heated towel rail. Half tiled walls and Karndean tiled floor. Extractor fan.

OUTSIDE

The property is situated on a large corner plot with mature landscaped gardens to the front, side and rear. A wide block paved driveway provides parking for several vehicles and is bordered by natural stone paths to the front door and rear garden.

DOUBLE INTEGRAL GARAGE

16' 2" x 16' 4" (4.93m x 4.98m)

Accessed from the utility room with a range of cupboards for storage. Multiple power outlets. Partially carpeted and currently used as a gym. Access to garage roof space for storage. Twin up and over doors. Outside tap and retractable hose for watering front garden or washing cars.

REAR GARDEN

The private and sunny rear garden is a super feature of the property being West facing with a full width natural stone patio, area of lawn and mature, well established borders. The garden is fully enclosed with a lockable side gate. To the side of the property there is a garden shed and a small greenhouse. There is also a dropped curb which previously provided access to the rear garden for caravan/boat storage.



Tenure

Freehold

Council Tax Band

G

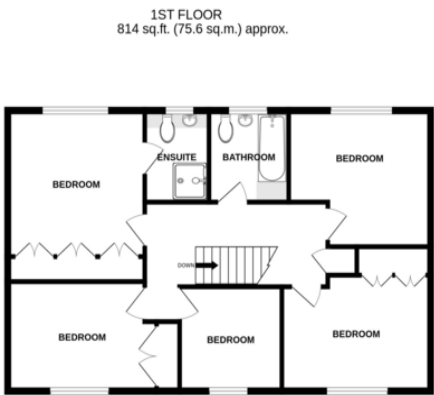
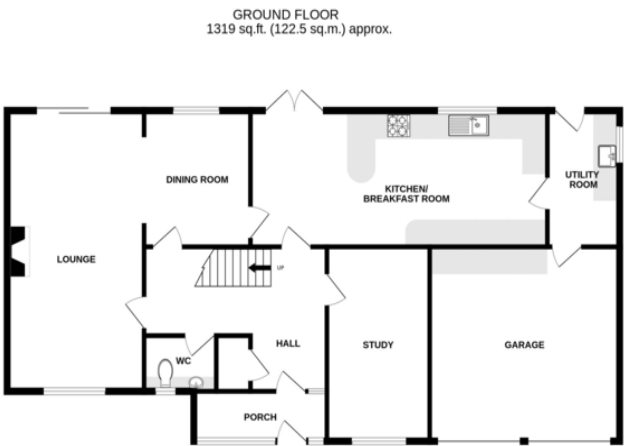
Viewing Arrangements

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 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



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		