



JULIE PHILPOT
RESIDENTIAL



4 Pencraig Close | Kenilworth | CV8 2NT

£550,000

A generous sized, immaculately presented and well planned detached modern home with four bedrooms including a master with en-suite. The property also benefits from professionally re-fitted bathroom and en-suite, both fitted in autumn 2025, full internal redecoration and a modern, recently installed gas boiler. The accommodation comprises a lounge, separate dining room, kitchen, utility and cloakroom with four first floor bedrooms, attractive gardens, garage and drive. A convenient and popular location with viewing essential.

- Cul De Sac Location
- Four Bedrooms, Master En-Suite
- Newly Fitted Bathroom & En-suite
- No Chain Involved
- Adjacent to Park Hill School



Property Description

DOOR TO

ENTRANCE HALL

With laminate flooring, radiator and door to:

LOUNGE

10' 6" x 15' 7" (3.2m x 4.75m)

Having bay window, two radiators and gas fire on marble hearth. Door to:

DINING ROOM

8' 5" x 9' 7" (2.57m x 2.92m)

With radiator and French double doors to the rear garden.

KITCHEN

9' 6" x 10' 9" (2.9m x 3.28m)

Having a range of oak fronted cupboard and drawer units with matching wall units and complementary tiling. Contrasting round edged work surfaces and inset stainless steel one and half bowl sink unit. Four ring gas hob with electric oven under, extractor hood over and stainless steel splashback. Extractor fan, space for tall fridge/freezer and large understairs storage cupboard. Radiator. Archway to:

UTILITY ROOM

Having space and plumbing for a washing machine and a dishwasher. Round edged work surface with cupboard above and wall mounted Worcester gas condensing boiler. Radiator and door to side entrance.

CLOAKROOM

With w.c., wall hanging wash basin and radiator.

STAIRCASE TO FIRST FLOOR LANDING

With smoke detector, radiator and airing cupboard housing insulated hot water cylinder. Access to roof storage space.

MASTER BEDROOM

11' 8" x 13' 9" (3.56m x 4.19m)

With built in double wardrobe and radiator.

EN-SUITE

A modern re-fitted white suite having corner shower enclosure with Mira shower and curved shower screen. Pedestal wash hand basin and w.c. Radiator. Complementary tiling and extractor fan.

BEDROOM TWO

8' x 10' 0" (2.44m x 3.05m)

With radiator, built in wardrobe and rear garden views.

BEDROOM THREE

10' 1" x 8' 3" (3.07m x 2.51m)

Having a radiator, built in wardrobe and built in corner desk unit with shelving above. Telephone and broadband points.

BEDROOM FOUR

8' 5" x 7' 5" (2.57m x 2.26m)

With radiator, fitted shelving and rear garden views.

BATHROOM

6' 9" x 7' 4" (2.06m x 2.24m)

A modern re-fitted bathroom in white with complementary tiling, panelled bath having Triton electric shower over and glazed shower screen.

Pedestal wash hand basin, w.c., radiator and extractor fan.

OUTSIDE

There is an attractive front garden with an area of lawn. Driveway parking leads to:

GARAGE

17' x 8' 2" (5.18m x 2.49m)

With light, power and up and over door.

REAR GARDEN

Access at the side leads to the very nice rear garden having a paved patio and an area of lawn with shrubbery side borders. Timber fencing forms the boundaries.

FIXTURES AND FITTINGS

The carpets, curtains, blinds and light fittings are included in the sale. The white goods may also be available.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

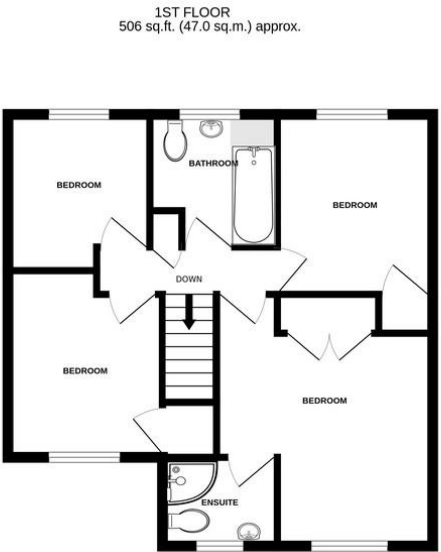
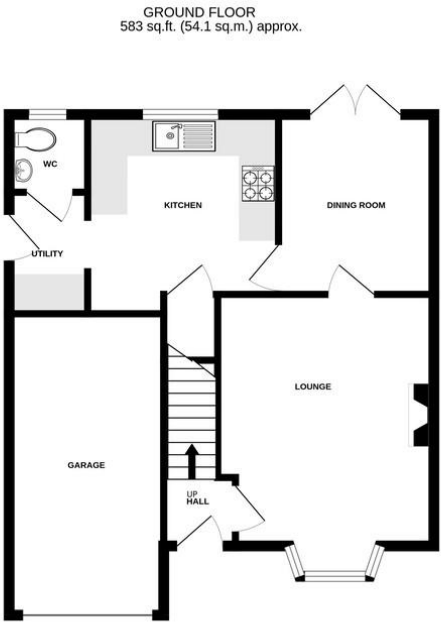
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL FLOOR AREA : 1089 sq.ft. (101.1 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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		