



JULIE PHILPOT
RESIDENTIAL



5 Amherst Road | Kenilworth | CV8 1AG

£950,000

A stunning, remodelled, re-built and extended detached home immaculately presented and in stylish order throughout. The present sellers have given a lot of thought and consideration into the design and successful creation of this well planned family home with four bedrooms and the added benefit of a large, mature rear garden.

- High Quality Specification Throughout
- Four Bedrooms, Master with En-Suite
- Superb Open-Plan Hand-Painted Kitchen/Diner
- Large Mature Garden
- Sought After Residential Location



PROPERTY DESCRIPTION

This house, as mentioned, has been professionally modernised and extended by the present sellers with great attention to detail and to a high specification. They have extended the house to provide additional bedroom and living space plus creating a lovely open plan kitchen/diner. The parquet flooring is original and has been restored, there is zoned water based underfloor heating in the lounge, kitchen, utility and cloakroom, as well as new radiators, traditional in design but modern in performance. There is an alarm system, dimmable LED downlights and Cat 5 network connections throughout the property for smart tv's and internet connectivity. Outside will be found the bespoke double glazing in a soft and complementary shade.

ENTRANCE DOOR TO

ENTRANCE HALL

With original parquet flooring, radiator, smoke detector and understairs storage cupboard. Door to garage and central heating thermostat.

CLOAKROOM

With original parquet flooring, extractor fan, w.c and wall mounted sink unit. Underfloor heating.

FAMILY ROOM

14' 1" x 8' 7" (4.29m x 2.62m)

An ideal second reception room on the ground floor offering great flexibility for a wide range of uses be that a family room, tv room or home office. Original parquet flooring and radiator.

LOUNGE

18' 3" x 15' 8" (5.56m x 4.78m)

A light and airy living room providing plenty of space and having sliding doors with direct access to the rear garden. Downlights and underfloor heating.

KITCHEN/DINER

18' 4" x 16' 7" (5.59m x 5.05m)

A wonderful open plan room with a Sheraton hand painted kitchen having extensive range of units with soft closing doors set under quartz worktops and central island unit. Inset one and a half bowl undermount sink unit, deep pan drawers and ample storage cupboards. Integrated appliances to include Neff four ring induction hob with island extractor unit over, Neff wall mounted oven and combination oven/microwave above, integrated dishwasher and tall full height fridge. Space for dining table and chairs, underfloor heating and door to rear garden with open access to

LARGE UTILITY ROOM

Having cupboards units to match kitchen and underfloor heating. Space and plumbing for washing machine and space for tumble dryer. Sliding doors lead to a large boiler cupboard housing Vaillant gas wall mounted boiler and Joule pressurised hot water cylinder.

STAIRCASE TO FIRST FLOOR LANDING

A spacious landing with smoke detector, Velux skylight window, radiator and large built in linen storage cupboard having fitted shelving, radiator and access to roof storage space.

MASTER BEDROOM

18' 5" x 13' 2" (5.61m x 4.01m)

With radiator, space for bedroom furniture, dimmer switch, rear garden views and access to under eaves storage space.

EN-SUITE SHOWER ROOM

7' 3" x 6' (2.21m x 1.83m)

Having a large walk in shower enclosure with glazed shower screen, pedestal wash basin, w.c, heated towel rail and complementary tiling. Extractor fan and shaver point.

BEDROOM TWO

13' 9" x 11' 7" (4.19m x 3.53m)

A generous double bedroom situated to the front of the property with dimmer switch, radiator and space for freestanding bedroom furniture.

BEDROOM THREE

16' 2" x 9' 6" (4.93m x 2.9m)

A further double bedroom with radiator, dimmer switch and rear garden views.





BEDROOM FOUR

15' 3" x 9' 8" (4.65m x 2.95m)

A further double bedroom with radiator, dimmer switch and rear garden views.

FAMILY BATHROOM

Having panelled bath with shower and glazed shower screen. Pedestal wash basin, w.c, heated towel rail, extractor fan and shaver point.

OUTSIDE

FRONT OF THE PROPERTY

There is a large stone driveway with parking for several vehicles which leads to the:

SINGLE GARAGE

Having an electric roller-top door finished in a shade to match the windows.

GARDENS

The front of the property has shrubbery borders with dwarf retaining wall forming the front boundary. The rear garden is a special feature of the property being large in size with sandstone patio, an expanse of lawn and mature shrubbery borders with an additional garden area which is perfect as a children's play area and also can be used as a kitchen/vegetable garden. Mature hedging forms the boundaries.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

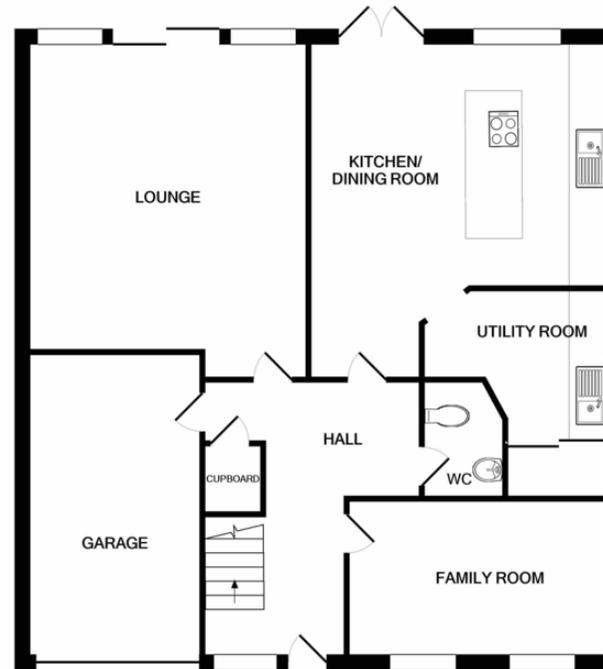
Contact Details

T: 01926 257540

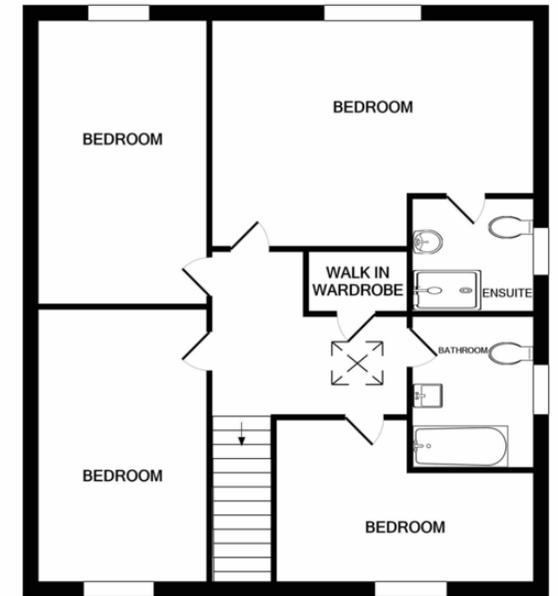
E: sales@juliephilpot.co.uk

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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



GROUND FLOOR



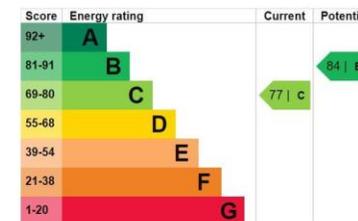
1ST FLOOR

TOTAL APPROX FLOOR AREA 1986 SQ FT (184.5 SQ M)
Made with Metropix ©2020

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).