



JULIE PHILPOT
RESIDENTIAL

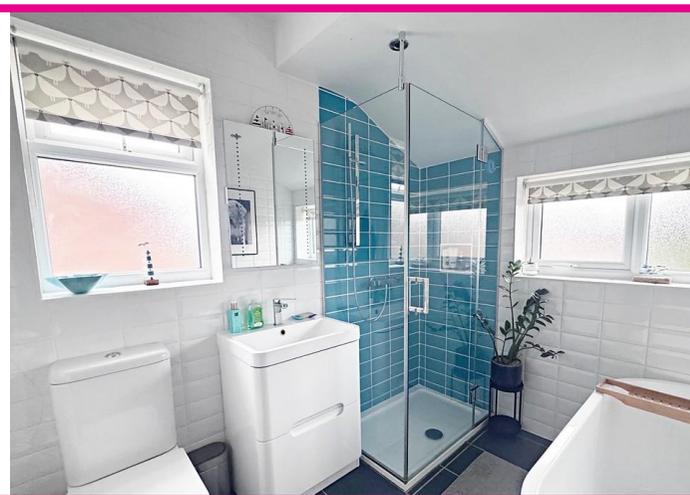


33 De Montfort Road | Kenilworth | CV8 1DE

A much-loved three-bedroom home ideal for couples or families, featuring a spacious open-plan living/dining room with feature wood burning stove, modern kitchen with integrated appliances, ground floor cloakroom, and a stylish refitted bathroom with freestanding bath and walk-in shower. Further benefits include double glazing, gas central heating with a recently installed boiler, cavity wall and loft insulation. Outside there is ample driveway parking, a covered car port and garage, all situated on the sought-after Castle side of town.

£400,000

- Three Good-Sized Bedrooms
- Spacious Lounge/Dining Room With Wood-Burning Stove
- Cloakroom and Luxury Refitted Bathroom
- Sunny Aspect Private Rear Garden



FULL DESCRIPTION

The property comprises a light and welcoming entrance hall leading to a ground floor cloakroom and a spacious lounge/dining room featuring a charming wood-burning stove. The dining area has patio doors overlooking the sunny aspect rear garden. A modern kitchen comes with integrated appliances. To the first floor there are three good-sized bedrooms and a beautifully refitted bathroom with both a bath and a separate shower. Outside the property benefits from ample driveway parking, a covered car port and garage together with a private south-westerly facing garden. Located on the highly sought-after Castle side of town, it is within easy walking distance of Abbey Fields, the historic Castle, the old High Street, open countryside, and well-regarded primary schools, making it ideal for families.

ENTRANCE HALL

With replacement composite front entrance door, solid oak wood flooring, radiator, smoke detector and staircase to the first floor with useful downstairs storage cupboard. Door to:

CLOAKROOM

With wall hung small vanity wash hand basin, 'Saniflo' low level w/c, part tiled walls, obscure glazed window and patterned flooring.

ATTRACTIVE LOUNGE

13' 6" x 11' (4.11m x 3.35m)

A generous sized lounge with feature wood burning stove, original solid oak wooden flooring broadband and telephone connections, radiator and tv aerial point. From the lounge there is open access to the:

DINING ROOM

11' 9" x 9' 4" (3.58m x 2.84m)

With solid oak wooden flooring, radiator, patio doors leading out to rear garden and double doors to:

FITTED KITCHEN

11' 6" x 9' 6" (3.51m x 2.9m)

Having an extensive range of cream hi-gloss cupboard and drawer units with contrasting worktops and matching wall cupboards. Inset four ring gas hob with 'Bosch' extractor hood over and AEG electric oven and kick-heater under. One and a quarter sink unit with mixer tap over and integrated 'Bosch' dishwasher and AEG automatic washing machine under. Attractive tiled splashbacks, recess suitable for tall fridge/freezer, inset ceiling spotlights, side entrance door and rear garden views.

FIRST FLOOR LANDING

Being naturally lit via side double glazed window and having access to roof space via pull down loft ladder and doors leading off to all rooms.

DOUBLE BEDROOM ONE

13' 7" x 10' 7" (4.14m x 3.23m)

Having a range of built in wardrobes providing ample hanging and shelving space, radiator and double glazed window to front.

DOUBLE BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m)

Having rear garden views, radiator, shelved recess and walk-in storage cupboard housing the combination gas central heating boiler.

BEDROOM THREE

10' 10" x 6' 8" (3.3m x 2.03m)

Having radiator and double glazed window to front.

STUNNING REFITTED BATHROOM

7' 6" x 6' 9" (2.29m x 2.06m)

A particular feature of the property having been refitted to include a freestanding bath, walk in shower enclosure with glazed side screen and mains fed shower, vanity sink unit and low level w/c. Heated chrome towel rail/radiator, complementary tiling to walls and floor, inset ceiling spotlights and extractor fan.

FRONT GARDEN

The front garden is easily maintained with planted borders and mature hedging.

DRIVEWAY AND PARKING

There is ample driveway parking and an electric roller garage door provide access to:

COVERED CAR PORT

Suitable for large car/van storage and having power and light.

SINGLE GARAGE

With double opening timber doors, power and light.

REAR GARDEN

The attractive rear garden enjoys a sunny south-west aspect and is neatly laid out with a paved patio/seating area leading to the shaped area of lawn with raised mature borders planted with a variety of flowering plants, trees and shrubs. There is a timber Pergola, covered log store, timber garden shed and timber fencing form the boundaries. Two outside water taps and power.



Tenure

Freehold

Council Tax Band

D

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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