



JULIE PHILPOT
RESIDENTIAL



3 Percy Crescent | Kenilworth | CV8 1DT

A spacious, well planned and quietly positioned semi detached property enjoying lovely views over an open green to the front. The property benefits from a garage conversion which provides an art/pottery studio which could also be a home office. The accommodation includes a generous sized lounge, separate dining room and well planned kitchen/breakfast room plus three bedrooms and a large loft room for occasional use. The location is ideal being within an easy walk from primary schools, open countryside, Castle Farm, Abbey Fields and the town centre.

£395,000

- No Chain Involved
- Three Bedrooms
- Lovely Views Over Open Green To Front
- Easily Maintained Gardens



Property Description

SELLERS DESCRIPTION

From the day we moved in our house felt welcoming and was a pleasantly bright, spacious and easily manageable home close to the town centre and Clinton primary school as well as to the fields, where we went for runs and walks. We think our house has character, personality and flair. It provides a fantastic living basis for a couple or family in a very safe neighbourhood. Also it is quiet which allows for relaxing and peaceful moments. The garden studio at the back is a perfectly lofty extra work space. I had my pottery in there for well over ten years. Our neighbours are wonderful people who care for this neighbourhood. In all those years we never even thought of leaving, but now the time has come to return to the continent. We love this house and wish that whoever moves in will feel as happy and as much at ease as we have.

DOOR TO

ENTRANCE HALL

With professionally fitted engineered oak flooring, radiator and understairs storage cupboard.

CLOAKROOM

With W.C, vanity wash basin having cupboard under and radiator.

LOUNGE

11' 2" x 11' 9" (3.4m x 3.58m)

Having lovely views towards the open green area to the front of the property. Radiator and engineered oak flooring. Archway to:

DINING ROOM

14' 0" x 9' 5" (4.27m x 2.87m)

With two radiators including a modern tall wall radiator, engineered oak flooring, wall light point and patio doors to rear garden. Built in double door storage cupboards.

KITCHEN/ BREAKFAST ROOM

15' 6" x 8' 3" (4.72m x 2.51m)

Having an extensive range of built in cupboard and drawer units with matching wall cupboards including glazed display units. Round edged contrasting worktops to three sides, dual aspect windows and space for dining table and chairs. One and a half bowl stainless steel sink unit with mixer tap over and integrated Bosch dishwasher under. Four ring gas hob with stainless steel extractor hood over and Bosch electric oven under. Space for a tall fridge freezer and complementary tiling.

FIRST FLOOR LANDING

With built in storage cupboard having fitted shelving. Access to a large loft room via pull down loft ladder. The loft is spacious has Velux windows, plenty of storage and is perfect for occasional use. The Intergas combination boiler is located in the loft.

BEDROOM ONE

13' 0" x 11' 1" (3.96m x 3.38m)

Having lovely views over open green to the front of the property. Built in wardrobe, downlights and radiator.

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m)

With rear garden views, radiator and built in wardrobes having high level storage cupboards above.

BEDROOM 3

9' 5" x 6' 9" (2.87m x 2.06m)

Having radiator and built in wardrobe. Views to the open green area.

BATHROOM

Having panelled bath with shower and curtain rail over. Large vanity sink unit with storage space under, W.C and heated towel rail. Complementary tiling.

OUTSIDE

ART/CRAFT STUDIO OR OFFICE

15' 5" x 11' 6" (4.7m x 3.51m)

This room has been partly converted from the original garage. There are two large built in worktops, domed ceiling light providing lots of natural light and a desk unit. A door leads to:

GARAGE STORE/UTILITY

8' 3" x 8' 2" (2.51m x 2.49m)

With light, power, double timber doors, fitted shelving along with space and plumbing for automatic washing machine and space for further appliances.

GARDENS

The front garden is laid to lawn with a couple of steps leading to the front door. Gated access at the side leads to the attractive rear garden with a paved patio area, lawn and well stocked shrubbery borders. The rear garden enjoys a high degree of privacy with timber fencing forming the boundaries.

PARKING

A long driveway is located to the side of the property with parking for several vehicles.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

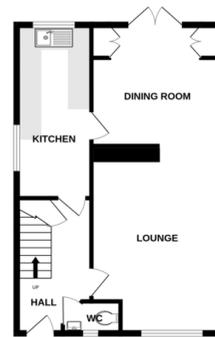
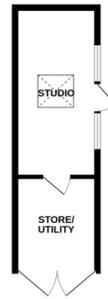
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR

1ST FLOOR

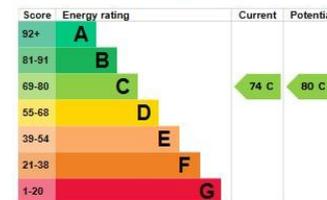


Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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