



JULIE PHILPOT
RESIDENTIAL



3 Raglan Grove | Kenilworth | CV8 2NH

A lovely family home quietly situated in a small cul de sac. The property is well planned, provides spacious living and ample driveway parking for several vehicles plus a garage and delightful well stocked, mature gardens enjoying a sunny and private aspect. The property has four bedrooms along with three reception rooms that can be opened up, or enjoyed as separate living areas. The kitchen and bathroom are modern, the house is well presented throughout whilst also benefiting from gas central heating and double glazing.

£572,000

- Four Bedrooms
- Quiet Cul De Sac
- Ample Parking & Garage
- Three Receptions



Property Description

Enclosed Porch

With door to

Entrance Hall

Having parquet flooring, radiator, smoke detector and understairs storage space.

Cloakroom

With w.c., wash basin and fully tiled walls.

Lounge

4.50m x 3.99m (14'9" x 13'1")

Having a professionally fitted limestone fireplace with gas fire, radiator, bay window, two wall light points and central light point, tv aerial connection and double doors leading to:

Dining Room

3.73m x 3.35m (12'3" x 11'0")

A lovely light and airy room with patio doors providing direct access to the rear garden. Radiator, serving hatch to kitchen and French double doors to:

Conservatory

4.45m x 2.97m (14'7" x 9'9")

Having been professionally designed and fitted by Warwick Glass and having a tiled floor with underfloor heating, fitted window blinds and direct access to rear garden.

Kitchen

3.58m x 2.64m (11'9" x 8'8")

With a range of modern cupboard and drawer units, including deep pan drawers, set under contrasting worksurfaces and matching wall cupboards above. Bosch double oven with further storage above and below, space and plumbing for washing machine, space for a tumble dryer and space and plumbing for a dishwasher. White Belfast style sink unit, four ring electric hob with chimney extractor hood over. Worcester Bosch combination wall mounted boiler and a larder unit with pull out drawers. Integrated fridge/freezer and door to rear garden.

First Floor

Landing

With built in storage cupboard providing great linen storage space. Smoke detector and access to roof storage space.

Bedroom One

4.04m x 3.20m (13'3" x 10'6")

A nice large bedroom with wall to wall range of built in wardrobes, radiator, tv aerial point and pleasant aspect to the front of the property.

Bedroom Two

3.20m x 3.15m excl wardrobes (10'6" x 10'4" excl wardrobes)

A second good size double room with built in wardrobes, radiator, tv aerial point and rear garden views.

Bedroom Three

3.20m x 2.77m (10'6" x 9'1")

An 'L' shaped room to the front of the property. Radiator and built in wardrobe.

Bedroom Four

2.82m x 2.16m (9'3" x 7'1")

This room overlooks the rear garden and is presently used as a study. Radiator.

Family Bathroom

A modern re-fitted bathroom with panelled bath having Grohe shower and curtain rail over. Vanity wash basin with cupboard under, w.c, and fully tiled walls in complementary ceramics. Heated towel rail.

Outside

Parking & Garage

There is plenty of parking to the front and side of the property for several vehicles. The driveway leads to the single garage having an up and over door, light and power is also fitted.

Gardens

The front garden has a shrubbery border. A gate at the side of the property leads to the very nice rear garden with the sought after south facing aspect and high degree of privacy. The garden has been created by the present sellers with sunny seating areas, patio and lawn plus a secluded ornamental pond having water filter with a trellis archway providing access to this lovely quiet seating spot. The garden has a variety of mature shrubs, fruit trees and plants to include seasonal colour and is a special feature to the property.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

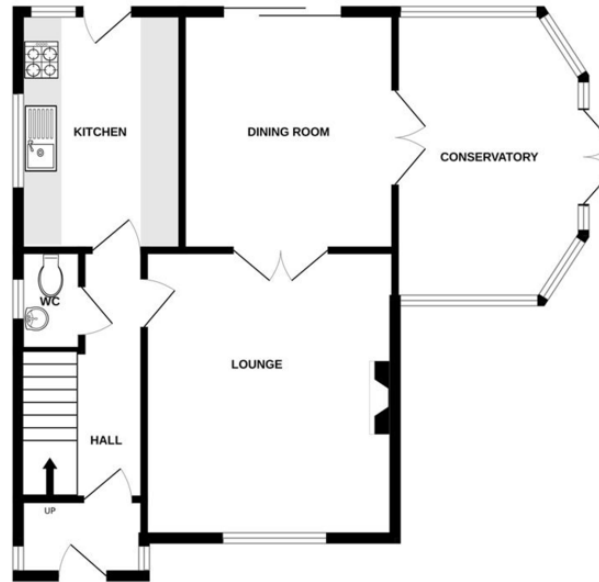
T: 01926 257540

E: sales@juliephilpot.co.uk

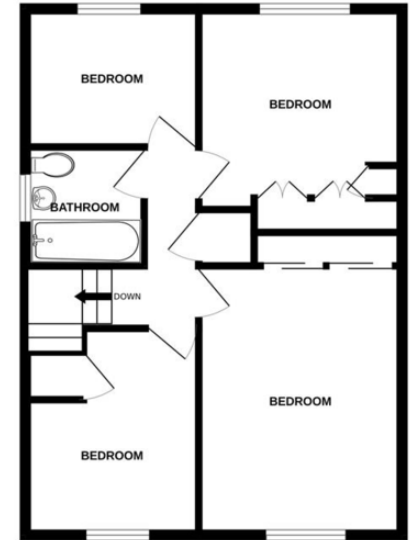
W: www.juliephilpot.co.uk

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
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.

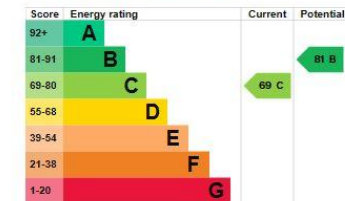


TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.
Made with Metropix ©2023

Energy rating and score

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

[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