



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



23 Mountbatten Avenue | Kenilworth | CV8 2PY

A super opportunity to purchase a delightful family home, in excellent order throughout, set in a sought after quiet cul de sac location. The property provides spacious living with five bedrooms, four are doubles with built in wardrobes, the master has an en-suite. On the ground floor are the four reception rooms including the conservatory with the house offering scope for creating open plan living if so desired. To the outside the gardens are also a particularly outstanding feature of the property as there are two gardens, both being well stocked and enjoying a high degree of privacy.

£795,000

- Large Family Home
- Five Good Size Bedrooms
- Three Receptions Plus Conservatory
- Detached Double Garage



Property Description

ENCLOSED PORCH

With quarry tiles, light point and door to

ENTRANCE HALL

A nice and welcoming entrance hall with understairs storage space, radiator and built in cloaks storage cupboard.

CLOAKROOM

Having a modern suite comprising concealed cistern w.c, vanity wash basin with cupboards under. Heated towel rail.

LOUNGE

6.81 x 3.51 (22'4" x 11'6")

Having two radiators, tv aerial connection, brick built chimney breast with fitted gas fire, open access to dining room and patio doors to:

CONSERVATORY

4.0 x 4.10 (13'1" x 13'5")

Being of brick and timber double glazed construction, polycarbonate roof, ceiling light and fan.

DINING ROOM

3.2 x 2.84 (10'6" x 9'4")

With radiator, rear garden view and serving hatch to kitchen.

KITCHEN

3.2 x 2.74 (10'6" x 9'0")

Having an extensive range of cupboard and drawer units in oak set under round edged worksurfaces with matching range of wall cupboards over. Stainless steel one and a half bowl sink unit, space for tall fridge/freezer and fitted gas cooker. Serving hatch to dining room and archway access to:

UTILITY ROOM

3.38 x 1.57 (11'1" x 5'2")

With round edged worksurface, stainless steel sink, space and plumbing for washing machine and further appliance space. Tall larder unit, complementary tiling and British Gas wall mounted boiler. Personal entrance door to rear garden.

STUDY/FAMILY ROOM

4.57 x 2.59 (15'0" x 8'6")

A great size reception room providing flexibility for couples and families to use as their needs require. Radiator.

FIRST FLOOR GALLARIED LANDING

Having airing cupboard housing hot water cylinder and access to roof storage space via pull down loft ladder.

MASTER BEDROOM

3.53 x 3.48 Excl Wardrobes (11'7" x 11'5" Excl Wardrobes)

A delightful master bedroom with views over the rear garden, radiator and wall to wall range of built in wardrobes. Door to:

EN-SUITE

Having Showerlux shower enclosure with Grohe shower fittings and folding shower screen door. Concealed cistem w.c, vanity basin with double cupboard under and bidet. Fully tiled walls, heated towel rail and wall mounted mirror.

BEDROOM TWO

3.56 x 2.59 Excl Wardrobes (11'8" x 8'6" Excl Wardrobes)

A second double room with built in wardrobes, radiator and views to the front of the property.

BEDROOM THREE

3.84 x 2.67 Excl Wardrobes (12'7" x 8'9" Excl Wardrobes)

A further double bedroom with built in wardrobes, radiator and views to the front of the property.

BEDROOM FOUR

3.4 x 2.95 Excl Wardrobes (11'2" x 9'8" Excl Wardrobes)

An additional double bedroom with views over the rear garden, radiator and built in wardrobes.

BEDROOM FIVE

2.84 x 2.34 (9'4" x 7'8")

Another great size bedroom with radiator that is presently used as a home office.

FAMILY BATHROOM

Having panelled bath with hand held shower

attachment, vanity wash basin with storage cupboards under and concealed cister w.c. Fully tiled walls, heated towel rail and wall mounted mirror.

OUTSIDE

DETACHED DOUBLE GARAGE

Having twin up and over doors, light, power and side entrance door.

GARDENS

The position and the garden are a particularly special feature to this property and they are very well established and incredibly well stocked with a wide variety of shrubs and plants for year round interest. Timber fencing forms the boundaries. The rear garden is access from the property and has a full width patio plus area of lawn, mature shrubs and lawn which extends to the side of the property. There is also gated access leading to this garden.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

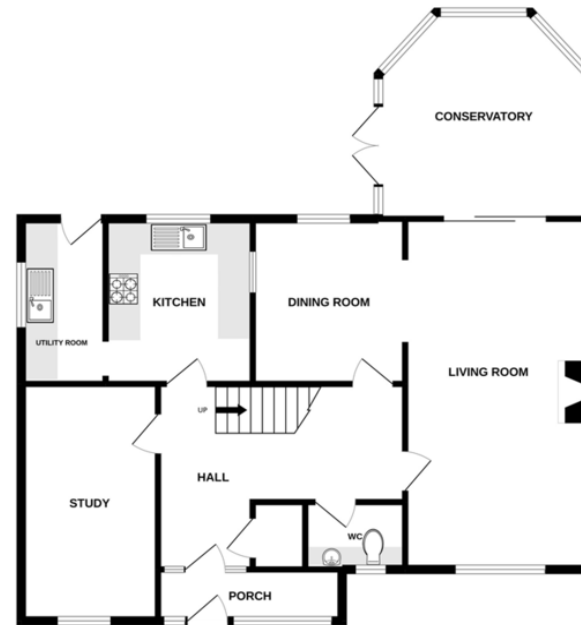
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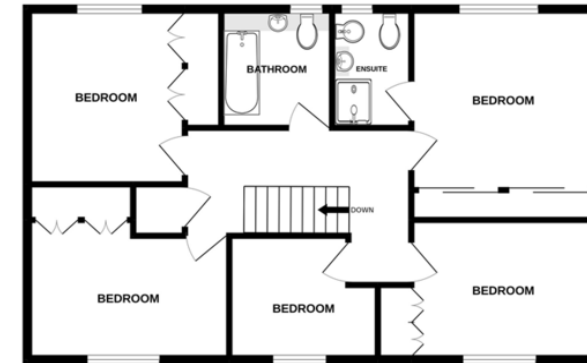
W: www.juliephilpot.co.uk

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
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



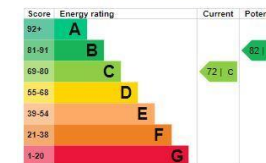
TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

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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 the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60