



JULIE PHILPOT
RESIDENTIAL



137 Whitemoor Road | Kenilworth | CV8 2BQ

£700,000

A spacious and extended detached family home with five first floor bedrooms and a large rear garden. The property provides the opportunity for further extension if so desired. The accommodation is well planned with a separate lounge having an open fire, fabulous and large open plan living to the rear with dining area, seating area and kitchen. In addition the garage has been converted into a further reception room by the present sellers. There are also two bathrooms. The location is very sought after, situated just off Windy Arbour. Viewing is highly recommended.

- FIVE BEDROOMS
- TWO BATHROOMS
- LOUNGE & FAMILY ROOM
- LARGE OPEN PLAN LIVING TO REAR
- LARGE GARDEN



Property Description

ENCLOSED PORCH

With door to:

ENTRANCE HALL

Having original parquet flooring, radiator, great size storage cupboard and oak door to:

LOUNGE

14' 4" x 12' 1" (4.37m x 3.68m)

Having oak flooring, radiator and open fire.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM DINING AREA/FAMILY AREA 'L'SHAPED

20' 3" x 18' 0" (6.17m x 5.49m)

A generous size social space providing plenty of room for family dining and entertaining with flexibility in use. Oak laminate wood flooring, two radiators and large patio door providing direct access to the rear garden and patio.

KITCHEN

17' 2" x 8' 0" (5.23m x 2.44m)

Accessed off the open plan living space and having rear garden views. Extensive range of cupboard and drawer units with matching wall cupboards. Stainless steel sink, space and plumbing for dishwasher, Stoves range cooker and extractor hood. Complementary tiling.

INNER HALLWAY

With personal side entrance door, double door built in utility store cupboard having space and plumbing for washing machine and space for tumble dryer over

GROUND FLOOR SHOWER ROOM

7' 7" x 5' 4" (2.31m x 1.63m)

A modern shower room with large walk in shower enclosure having monsoon fixed head shower and glazed screen. Vanity wash basin with storage cupboards under, concealed cistern w.c, heated towel rail and complementary tiling.

FAMILY ROOM/PLAYROOM/GUEST ROOM

19' 3" x 7' 6" (5.87m x 2.29m)

This room has been converted from the original garage and as it is next door to the shower room can also be utilised as a guest room or for a potential granny 'annexe' way of living. At present it is a super children's playroom. Laminate flooring and built in storage cupboard.

FIRST FLOOR LANDING

Having access to roof storage space. Airing cupboard housing Vaillant gas combination boiler.

MASTER BEDROOM

14' 5" x 12' 1" (4.39m x 3.68m)

With two radiators and built in wardrobes.

BEDROOM TWO

10' 3" x 9' 5" (3.12m x 2.87m)

Having rear garden views and radiator.

BEDROOM FOUR

9' 8" x 7' 6" (2.95m x 2.29m)

With radiator.

BEDROOM THREE

13' 5" x 7' 8" (4.09m x 2.34m)

With radiator.

BEDROOM FIVE/STUDY

11' 3" x 7' 9" (3.43m x 2.36m) 'L' Shaped Room

This room is used as a home office, it is located to the rear of the house with garden views and is 'L' shaped in design. Radiator.

FAMILY BATHROOM

A modern refitted bathroom with freestanding bath, separate shower enclosure with glazed screen door, vanity basin with cupboard under. Extractor and heated towel rail. Complementary modern tiling.

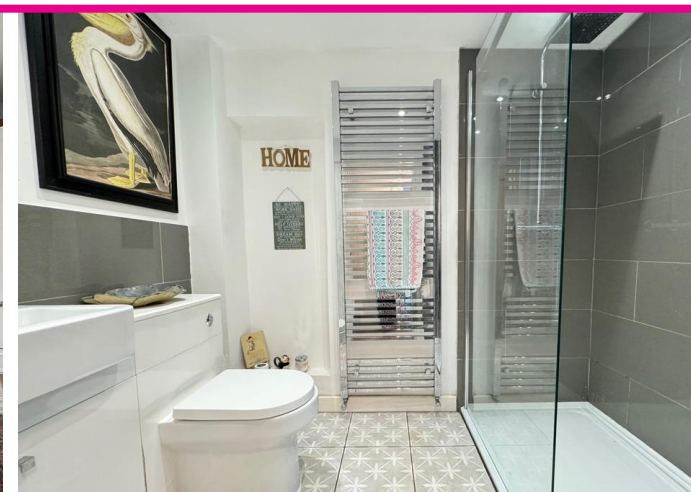
OUTSIDE

FRONT

To the front of the property is ample driveway parking for several vehicles. A gate and access at the side leads to:

LARGE REAR GARDEN

The rear garden is a further special feature to the property as it is nice and large, mature and well established with shrubbery borders and hedging which affords a high degree of privacy. There is an area of lawn and patio.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

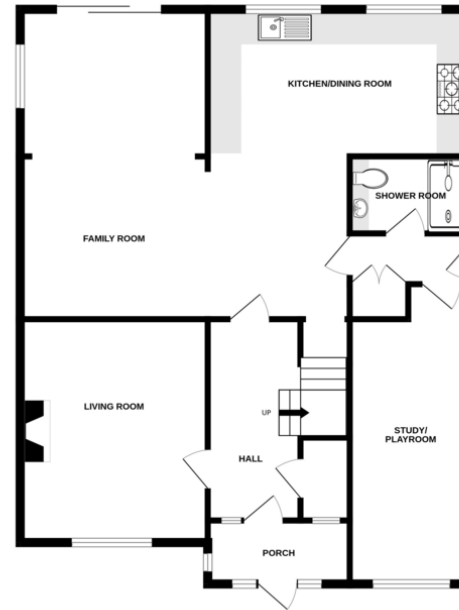
T: 01926 257540

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



1ST FLOOR

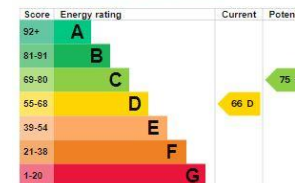


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Energy rating and score

This property's energy rating is D. 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