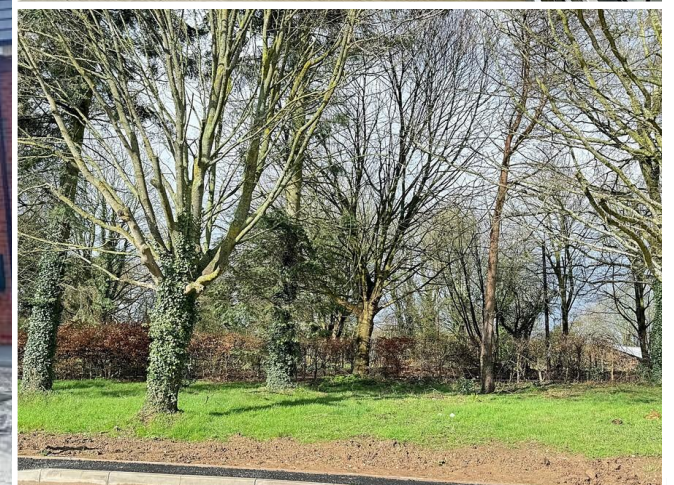




JULIE PHILPOT  
RESIDENTIAL



### 3 Patel Close | Kenilworth | CV8 2DF

A wonderful opportunity to purchase a brand new Miller Home having the added benefit of numerous high quality extras included within the purchase price. These choices add a great deal of style to this lovely home at a substantial cost to the present seller, a cost breakdown is available. This super home, in the most sought after location within the small development, is quiet, is within an easy stroll to Kenilworth Golf Club and faces a pleasant open green and spinney area facing Crewe Lane. Viewing is essential.

£459,950

- Brand New Build - Ready For Occupation
- Detached With Three Bedrooms - Master En-Suite
- Views To Wooded Spinney
- South Facing Garden



## Property Description

### **SOUTHCREST RISE**

This property is an Eaton design offering well planned accommodation for couples and families alike. There are three bedrooms, the master with an en-suite. On the ground floor is a lovely lounge with a walk in bay window and splendid views over the green area and spinney which faces Crewe Lane. The rear garden is primarily walled with a very sunny south facing aspect and a high degree of privacy due to the contours of the site. In addition is a ground floor cloakroom, open plan kitchen/diner and utility room. To the outside is plenty of space on the driveway, an EV Charging point and a garage with the added bonus of an electric door. An alarm system is fitted.

### **DOOR TO**

#### **ENTRANCE HALL**

Having central heating thermostat.

#### **CLOAKROOM**

With w.c., heated towel rail, wash basin and extractor.

#### **LOUNGE**

18' 0" x 12' 8" (5.49m x 3.86m) Into Bay  
Having walk in bay window with delightful wooded spinney views and two radiators.

### **KITCHEN/DINER**

18' 10" x 9' 5" (5.74m x 2.87m)

Having an extensive range of cupboard and drawer units with plinth lighting and matching wall cupboards with lighting under. Integrated appliances to include Zanussi double oven and hob with Zanussi extractor hood over. AEG integrated fridge/freezer and AEG integrated dishwasher. Two radiators, French doors providing direct access to rear garden.

### **UTILITY ROOM**

With worktop with upstand and storage cupboard to match the kitchen. Space for washing machine and space for tumble dryer. Storage cupboard housing gas boiler.

### FIRST FLOOR LANDING

With radiator, smoke detector and built in storage cupboard.

### MASTER BEDROOM

13' 9" x 12' 1" (4.19m x 3.68m)

With dual aspect windows, radiator and views towards Crewe Lane and wooded spinney. Door to:

### EN-SUITE

With large fully tiled shower having fixed head and hand held shower attachment. Wall basin, w.c and complementary tiling.

### BEDROOM TWO

10' 8" x 9' 7" (3.25m x 2.92m)

With radiator and built in double wardrobe.

### BEDROOM THREE

8' 5" x 7' 6" (2.57m x 2.29m)

With radiator and views of wooded spinney.

### BATHROOM

Having panelled bath, w.c., and wash basin with complementary tiling.

### OUTSIDE

### GARAGE

To the side of the property is driveway parking for several vehicles and an electric vehicle charging point. The single garage has an electric up and over door.

### GARDENS

The front garden has an area of lawn. Gated access at the side leads to the sunny rear garden with path and lawn plus walled boundary to one side. The garden enjoys a high degree of privacy and is in a super position within the development. Outside Garden Tap.



## Tenure

Freehold

## Council Tax Band

## 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		