



JULIE PHILPOT
RESIDENTIAL



8 Suncliffe Drive | Kenilworth | CV8 1FH

£515,000

A superb semi detached property having been improved and modernised to a high specification by the present seller. The property benefits from a garage conversion which provides bedroom four or a home office, dependent upon the occupiers needs. There is also very modern open plan ground floor living to include dining and living area with direct access to the conservatory and re-fitted kitchen which then leads into the utility and ground floor cloakroom. The garden is low maintenance whilst also having a high degree of privacy. On the first floor are three large bedrooms plus the spacious bathroom. Very much a home that can only be appreciated by viewing.

- SPACIOUS & IMMACULATE HOME
- THREE/FOUR BEDROOMS
- SOLID OAK FLOORING
- DOUBLE WIDTH DRIVEWAY



Property Description

DOOR TO

ENCLOSED RECEPTION LOBBY

Having space for cloaks storage and door to:

OPEN PLAN GROUND FLOOR LIVING AREA

DINING AREA

13' 8" x 10' 3" (4.17m x 3.12m)

With radiator, solid oak flooring, radiator and space for dining table and chairs. Staircase to first floor and understairs storage cupboards.

LOUNGE AREA

16' 5" x 11' 6" (5m x 3.51m)

A stylish and spacious room with solid oak flooring, radiator and Limestone fireplace having been fitted by Manor House Fires of Kenilworth.

CONSERVATORY

11' 8" x 8' 6" (3.56m x 2.59m)

Having solid oak flooring, radiator, fitted window blinds and double doors to garden.

BEDROOM FOUR/STUDY

15' 5" x 7' 6" (4.7m x 2.29m)

Having been professionally converted from the garage in order to provide additional and flexible living space. Solid oak flooring, radiator and tv aerial connection.

REFITTED KITCHEN

10' 3" x 9' 3" (3.12m x 2.82m)

An extensive range of cupboard and drawer units set under solid oak worktops and matching wall cupboards. Stoves slot in dual fuel cooker including gas hob, two ovens and grill with extractor hood over. AEG integrated dishwasher and cupboard housing Ideal wall mounted gas boiler. Complementary tiling. Garden views and access to:

UTILITY ROOM

7' 2" x 5' 3" (2.18m x 1.6m)

Having radiator, stable door to garden and tall Samsung fridge/freezer as fitted. Space and plumbing for washing machine and tumble dryer. Oak worktop and extractor fan. Door to:

CLOAKROOM

With concealed cistern w.c., vanity wash basin with double cupboard under and radiator. Complementary tiling.

LARGE FIRST FLOOR LANDING

Access via a dog leg staircase with tall feature corner window. Large built in storage cupboard, radiator, smoke detector and access to roof storage space via pull down loft ladder.

DOUBLE BEDROOM ONE

15' 1" x 10' 9" (4.6m x 3.28m)

With two windows, radiator and plenty of space for freestanding furniture. Garden views.

DOUBLE BEDROOM TWO

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

Having corner window, built in wardrobe and radiator. Wall mounted tv bracket.

DOUBLE BEDROOM THREE

11' 6" x 8' 0" (3.51m x 2.44m)

With built in wardrobe and built in wardrobe.

BATHROOM

A very spacious bathroom with bath, corner shower enclosure, concealed cistern w.c., and large Duravit vanity basin with storage to the sides and drawer unit under. Extractor fan, complementary ceramic tiling.

OUTSIDE

PARKING

To the front of the property is a double width driveway.

GARDENS

As the property is in a corner position there is a nice area of lawn to the front and side of the house with a gate and path that leads to the easily maintained rear garden also having decking, lawn and attractive shrubbery borders. The garden is not overly large but it does enjoy a high degree of privacy and is in a quiet setting.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

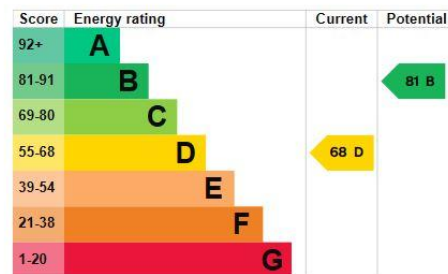
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



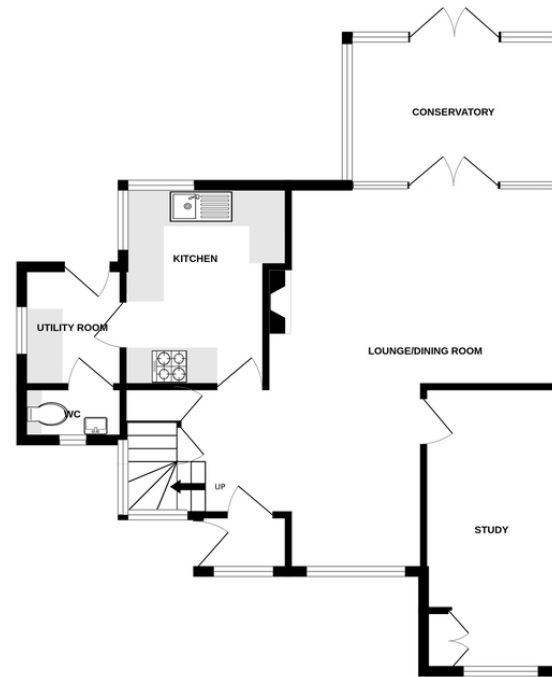
The graph shows this property's current and potential energy rating.

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.

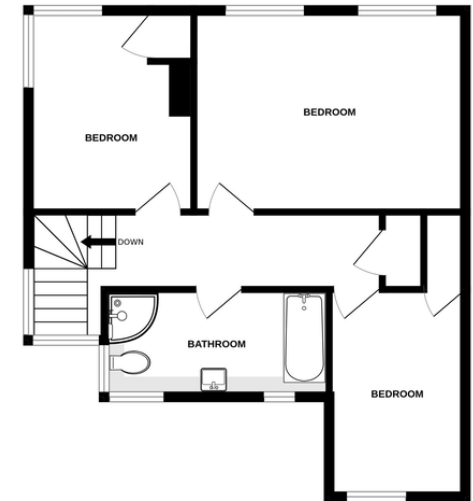
For properties in England and Wales:

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

GROUND FLOOR



1ST FLOOR



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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.