



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



39 Fishponds Road | Kenilworth | CV8 1EY

A very spacious and much improved detached family home with the benefit of four good bedrooms, two bathrooms plus a large and mature rear garden with sunny aspect. The present sellers have greatly improved the property and have created an open plan kitchen/diner with study area to the side, a separate lounge with recently fitted open fire/log burner by Manor House of Kenilworth and plenty of storage as well as ample parking and garage. The location is ideal providing easy walking access to open countryside, the Castle, town centre, Castle Farm recreational centre, Abbey Fields and Clinton Primary School.

£650,000

- SPACIOUS FAMILY HOME
- FOUR BEDROOMS, TWO BATHROOMS
- SUPER LOCATION
- LARGE, SUNNY GARDEN
- VIEWING RECOMMENDED



Property Description

DOOR TO SPACIOUS ENTRANCE HALL

With radiator, Karndean flooring and access to large walk in cloaks storage cupboard (7'8" x 3'4").

CLOAKROOM

With w.c., radiator, Karndean flooring, wall mounted wall basin and extractor fan.

OPEN PLAN KITCHEN/DINER

20' 4" x 14' 3" (6.2m x 4.34m) 'L' Shaped Room

Kitchen Area

Having an extensive range of pale sage green cupboard and drawer units with matching wall cupboards and glazed display unit. Solid wood worktops with Belfast sink unit and mixer tap, deep pan drawers and under counter fridge and freezer. Integrated AEG appliances to include dishwasher, double oven and induction hob having extractor hood over.

Dining Area

With space for dining table and chairs, French double doors providing side access, understairs storage cupboard and two radiators. To one side of the dining area is a compact study area and there is Karndean flooring to both the dining area and kitchen area. Bi-fold doors with safety glass leads to:

LOUNGE

21' 4" x 12' 2" (6.5m x 3.71m)

A generous size lounge with French doors providing direct access to the rear garden. Two radiators and Limestone fireplace with open fire/log burner having been professionally fitted by Manor House Fires of Kenilworth.

FIRST FLOOR LANDING

With built in linen storage cupboard having radiator. Built in useful display storage on landing and smoke detector.

BATHROOM

10' 0" x 5' 4" (3.05m x 1.63m)

With panelled bath having mixer tap and shower screen, w.c. and vanity basin with drawers under. Velux window, extractor and heated towel rail.

SECOND BATHROOM/SHOWER-ROOM

8' 2" x 6' 8" (2.49m x 2.03m)

Having fully tiled shower enclosure, pedestal wash basin, w.c and heated towel rail. Extractor fan.

DOUBLE BEDROOM

11' 1" x 10' 9" (3.38m x 3.28m)

Having radiator and built in wardrobes.

DOUBLE BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) inc Wardrobes
Having rear garden views, radiator and range of built in wardrobes.

DOUBLE BEDROOM

10' 1" x 9' 4" (3.07m x 2.84m)
With radiator, rear garden view and built in wardrobe/storage cupboard.

DOUBLE BEDROOM

11' 0" x 7' 0" (3.35m x 2.13m)
With radiator, access to roof storage space and built in wardrobe.

OUTSIDE

FRONT GARDEN & PARKING

There is block paved driveway parking to the front of the house. The front garden has an area of lawn and well stocked shrubbery borders with dwarf retaining wall forming the front boundary.

GARAGE

17' 2" x 8' 5" (5.23m x 2.57m)
Having roller door, light, power and personal entrance door from the rear garden. Vaillant wall mounted gas boiler.

REAR GARDEN

The rear garden is a special feature of the property being large, well stocked, sunny within a mature setting being perfect for families and entertaining. There is a timber decked seating area, area of lawn, shrubbery borders plus raised beds for those wanting to have a kitchen/vegetable garden. A block paved patio extends to provide further seating space and leads to the area of the garden that provides a children's play area. To the side of the property is ideal storage area part of this is covered and leads to the house and garage.



Tenure

Freehold

Council Tax Band

E

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

AWAITING FLOORPLAN AND EPC