



JULIE PHILPOT  
RESIDENTIAL



## 11 Newfield Avenue | Kenilworth | CV8 2AU

A great opportunity to purchase a well planned detached bungalow set on a mature corner plot with well established private garden in this very popular residential location. The bungalow benefits from two double bedrooms, lounge and conservatory with garden aspects, dining hall and modern white kitchen plus large bathroom. To the outside is ample driveway parking for several vehicles, a covered car port and a garage with electric door.

£489,950

- No Chain Involved
- Viewing Essential
- Popular Location
- Two Double Bedrooms



## Property Description

### **DINING HALL**

11' 7" x 8' 4" (3.53m x 2.54m)

With radiator, smoke detector, built in storage cupboard, central heating thermostat and tiled floor. Internal doors to all rooms from this central dining hall.

### **LOUNGE**

16' 9" x 11' 4" (5.11m x 3.45m)

With dual garden aspects, radiator, feature fireplace with oak timber surround and fitted gas fire.

### **CONSERVATORY**

11' 5" x 11' 2" (3.48m x 3.4m)

With tiled floor and underfloor heating, ceiling light/fan, two wall light points and French double doors to the garden.

### **DOUBLE BEDROOM ONE**

15' 8" x 9' 9" (4.78m x 2.97m) Max

This double room is located to the front of the bungalow. Radiator and built in wardrobes including high level storage and bedside tables. Access to roof storage space.

### **DOUBLE BEDROOM TWO**

12' 0" x 11' 4" (3.66m x 3.45m)

This double room is located to the rear of the bungalow with garden views. Two double built in wardrobes and radiator.



## KITCHEN

11' 5" x 9' 9" (3.48m x 2.97m)

Having an extensive range of white gloss units with contrasting worktops and complementary tiling. Space for tall fridge/freezer, Neff four ring electric induction hob with three drawer unit under and extractor hood over, Bosch wall mounted electric oven with Bosch built in microwave over plus further cupboards above and below. Integrated washing machine and integrated slimline dishwasher, deep pan drawers and tall pull out larder. Further built in storage cupboard housing the Main wall mounted gas combination boiler. Side entrance door.

## BATHROOM

10' 3" x 6' 5" (3.12m x 1.96m)

Having panelled bath, pedestal wash basin, w.c. and corner shower enclosure with curved shower screen. Mirrored wall cabinet, radiator, extractor and fully tiled walls.

## OUTSIDE

### PARKING & CAR PORT

The property has a large driveway with double gates that leads to a further covered car port.

### GARAGE

15' 5" x 8' 0" (4.7m x 2.44m)

Having an electric up and over door, light and power are fitted.

## GARDENS

As this property is on a pleasant and generous corner plot there are mature gardens to the front, side and rear. This attractive garden is primarily laid to lawn with mature shrubbery borders. Fencing and screening create privacy. To the rear is a further gated access where the shed is located.



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

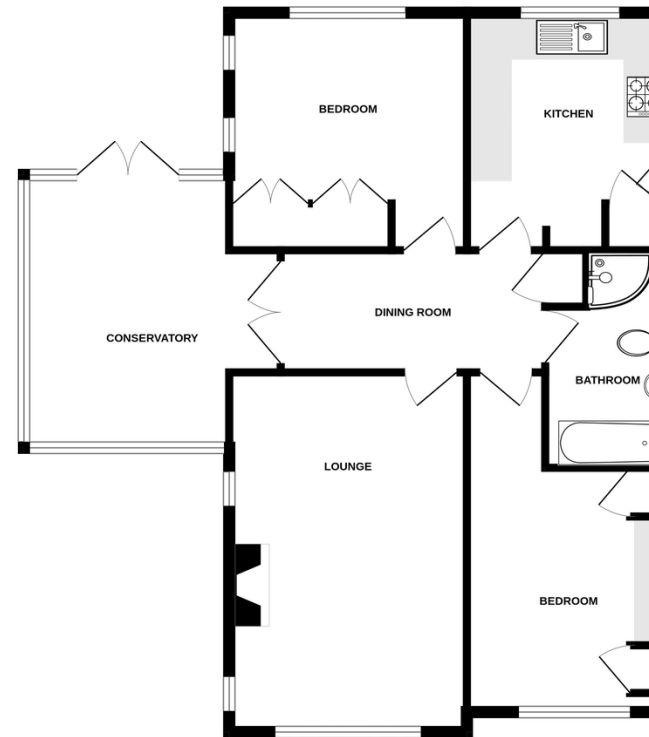
Strictly by appointment

## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk



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

### 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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