



JULIE PHILPOT  
RESIDENTIAL



## 48 Bullimore Grove | Kenilworth | CV8 2QF

£895,000

A very stylish, tastefully presented and immaculate detached home having been recently improved by the present sellers. The property is set within this highly regarded and sought after residential location and enjoys a generous and mature south facing plot with a double garage, larger than average garden plus four bedrooms and four reception rooms thereby providing spacious and well planned living.

- No Chain Involved
- Four Bedrooms, Four Reception Rooms
- Double Garage & Driveway Parking
- Sought After Location



## PROPERTY DESCRIPTION

This delightful home is ready to move straight into and is available with 'No Chain' involved as the sellers will break the chain for the next home owner if required. The current owners have improved the property since they purchased to include internal redecoration throughout along with the removal of Artex ceilings, the installation of a burglar alarm system plus new front door, internal double doors, French doors in the lounge, a newly fitted Limestone fireplace with gas fire, Amtico flooring in the kitchen, bathroom and en-suite and upgrading the bedroom wardrobes to include hand painting. An addition has been the useful benefit of a loft ladder to enable easy loft access. The garage is double with two electric doors and there is further driveway parking for several vehicles.

## ENTRANCE HALL

A spacious and welcoming entrance hallway to the home with oak laminate wood flooring, radiator, central heating thermostat a smoke detector and understairs storage space. Replacement glazed double doors leads into:

## LOUNGE

19' 4" x 14' 3" (5.89m x 4.34m)

A lovely room with replacement patio doors providing direct garden access. There is also a replacement Limestone fire place with glass screen and remote control gas fire. Two radiators.

## STUDY/HOME OFFICE

10' 3" x 8' 7" (3.12m x 2.62m)

Located to the front of the property is the home office/study with radiator as fitted.

## DINING ROOM

12' 1" x 11' 0" (3.68m x 3.35m)

A separate dining room with oak laminate flooring and radiator. This room is alongside the kitchen and would be possible to open up into the kitchen to create an open plan kitchen/diner if so desired, or preferred.

## CLOAKROOM

Having w.c., pedestal wash basin and radiator.

## CONSERVATORY

21' 6" x 11' 8" (6.55m x 3.56m)

A large conservatory/garden room with tiled floor, ceiling light/fan and fitted window blinds. Electric wall mounted heater and French double doors providing direct garden access.

## KITCHEN/BREAKFAST ROOM

18' 9" x 9' 1" (5.72m x 2.77m)

Having an extensive range of cream gloss units with matching wall cupboards and recently replaced contrasting and complementary worktops. Porcelain sink unit, integrated dishwasher, integrated fridge and pull out larder unit. Zanussi electric ceramic hob with extractor hood over and drawer unit under, Siemens electric wall mounted double oven.

Complementary tiling and space for dining table and chairs. Access to conservatory and door to:

## UTILITY ROOM

9' 7" x 5' 4" (2.92m x 1.63m)

Having a single drainer sink unit with cupboard under plus space and plumbing for washing machine and space for tumble dryer. Range of cupboard and drawer units and worktop to match kitchen. Space for tall fridge/freezer, radiator and built in storage cupboard housing the Glow Worm gas boiler. Door to double garage.

## FIRST FLOOR LANDING

A spacious landing with built in storage cupboard and airing cupboard housing hot water cylinder with fitted shelving. Access to roof storage space via pull down loft ladder.

## MASTER BEDROOM

18' 7" x 14' 8" (5.66m x 4.47m) Overall & Max

The master bedroom is an ideal size and also benefits from a separate dressing area with double wardrobes, radiator and rear garden views. Door to:

## EN-SUITE

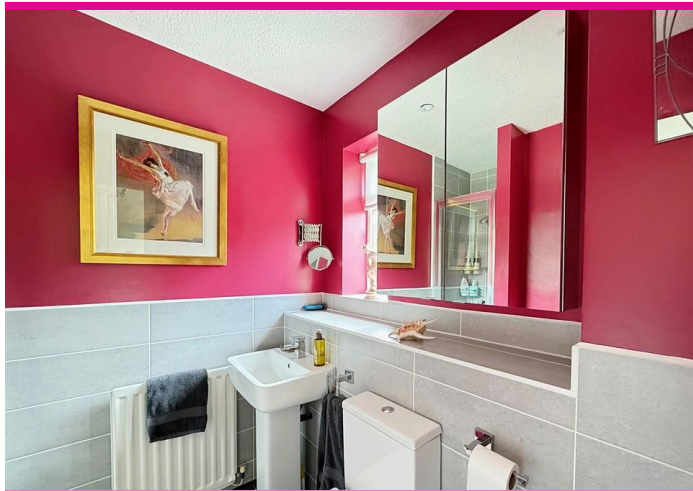
With shower enclosure having glazed shower screen, w.c., and pedestal wash basin. Complementary tiling, radiator and double door wall mounted cabinet.

## BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.1m) Exc Wardrobes

A second double bedroom with rear garden views, radiator and range of built in wardrobes.





### **BEDROOM THREE**

9' 8" x 8' 6" (2.95m x 2.59m) Exc Wardrobes  
With radiator and two double door wardrobes.

### **BEDROOM FOUR**

9' 3" x 7' 6" (2.82m x 2.29m)  
Having radiator.

### **FAMILY BATHROOM**

Having panelled bath, pedestal wash basin, w.c and separate shower enclosure with glazed shower screen. Shaver point, radiator and complementary tiling.

### **OUTSIDE**

#### **DOUBLE GARAGE**

17' 6" x 16' 3" (5.33m x 4.95m) plus 6'0x 6'0  
further storage space

The double garage has electric twin up and over doors, light and power are connected. The garage has direct access to the utility room as well as an additional storage area to the rear of the garage which is 6' x 6' providing ideal space for further appliances and a personal door which leads to the rear garden. There is also a ceiling hatch giving access to a large roof storage area.

#### **PARKING**

In front of the property is a double width driveway which provides additional space for further vehicles.

### **GARDENS**

The setting of number 48 is very mature with well established gardens primarily laid to lawn. To the front are also shrubbery borders and at the side access leads to the sunny rear garden affording a high degree of privacy and seclusion with a south facing aspect. There is a seating area for outdoor dining and mixed planting schemes along with the large area of lawn and part walled boundaries. A super feature which is hard to find. Garden Shed.



## Tenure

Freehold

## Council Tax Band

G

## Viewing Arrangements

Strictly by appointment

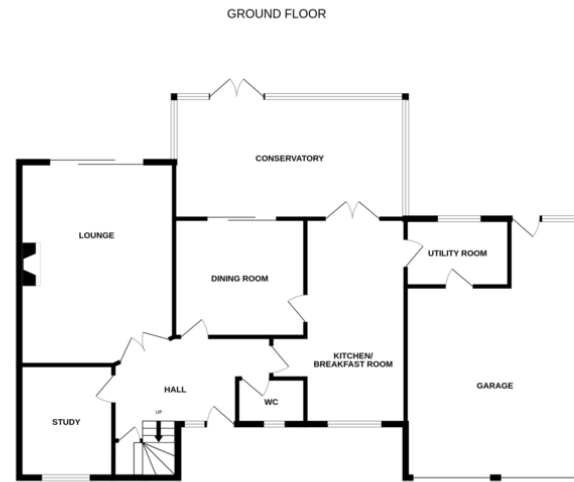
## Contact Details

**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

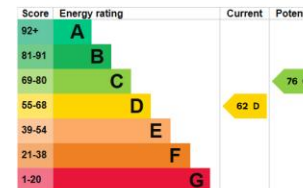


Made with Metropix ©2024

### 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