



JULIE PHILPOT
RESIDENTIAL



3 Lulworth Park | Kenilworth | CV8 2XG

£550,000

A very attractive, extended and well presented detached home with the benefit of recent improvements to include the re-fitting of the two en-suite bathrooms. This ideal home has FIVE BEDROOMS to include four on the first floor, one with en-suite plus a loft conversion double bedroom with en-suite and custom made Sharps bedroom furniture. There is an alarm system, garage, EV Charging point and ample driveway plus a recently landscaped rear garden with large covered storage built in to the side.

- Five Bedrooms
- Two En-Suites & Family Bathroom
- Garage, Drive & EV Charging Point
- Well Planned For Family Living



Property Description

DOOR TO:

ENTRANCE HALL

With tiled floor, radiator, smoke detector and understairs storage cupboard.

CLOAKROOM

With w.c, radiator, vanity wash basin and tiled floor.

LIVING ROOM

25' 1" x 12' 3" (7.65m x 3.73m)

With w.c, radiator, vanity wash basin and tiled floor.

KITCHEN/BREAKFAST ROOM

15' 5" x 10' 6" (4.7m x 3.2m)

Having an extensive range of cupboard and drawer units with matching wall cupboards having concealed lighting under. Round edged worksurfaces, inset sink unit, integrated dishwasher, space for slot in cooker (gas and electric supply connected) space and plumbing for automatic washing machine, space for tall side by side fridge/freezer and further appliances. Space also for breakfast table and chairs, tiled floor, cupboard housing Potterton boiler, tall larder cupboards and door to rear garden.

FIRST FLOOR LANDING

With airing cupboard housing insulated hot water cylinder.

MASTER BEDROOM

11' 6" x 10' 9" (3.51m x 3.28m)

Having pleasant aspects, radiator, telephone connection and door to:

EN-SUITE

Having been recently refitted with a large shower enclosure having glazed screen and fully tiled walls in complementary ceramics. Pedestal wash basin and w.c., heated towel rail, light and shaver point. Extractor.

DOUBLE BEDROOM TWO

10' 7" x 9' 9" (3.23m x 2.97m)

A further double room with radiator.

BEDROOM FOUR

8' 6" x 7' 7" (2.59m x 2.31m)

With radiator.

BEDROOM FIVE

9' 9" x 7' 8" (2.97m x 2.34m)

With radiator and built in wardrobe. This room is currently used as a craft/hobby room.

MODERN BATHROOM

Having a spa bath with mixer tap/shower attachment over, w.c and vanity wash basin with cupboards under, shaver point, extractor and mirrored cabinet with lights.

STAIRCASE TO SECOND FLOOR LANDING

A useful landing providing a great study area for teenagers.

DOUBLE BEDROOM WITH EN-SUITE

11' 7" x 8' 7" (3.53m x 2.62m)

Having an extensive range of custom made Sharps built in wardrobes and matching bedside tables. Ceiling downlights, electric panel heater and door to:

ENSUITE BATHROOM

Having been recently refitted with shaped bath having shower and folding, glazed shower screen, vanity wash basin with double cupboard under and w.c. Complementary tiling and extractor.

OUTSIDE

There is ample driveway parking to the front of the property with space for around three vehicles.

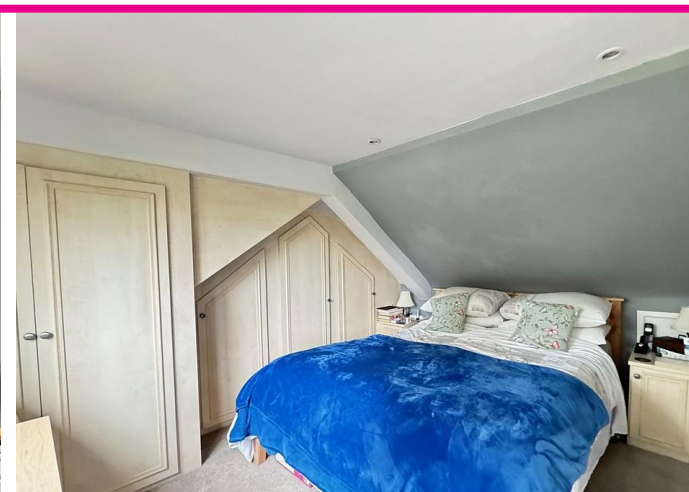
Access leads to:

GARAGE

With 'up and over, door, light, power, personal side entrance door and alarm. EV Charging point to the side of the garage.

GARDENS

Access at the side leads to the attractive rear garden with patio and area of lawn, shrubbery borders with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

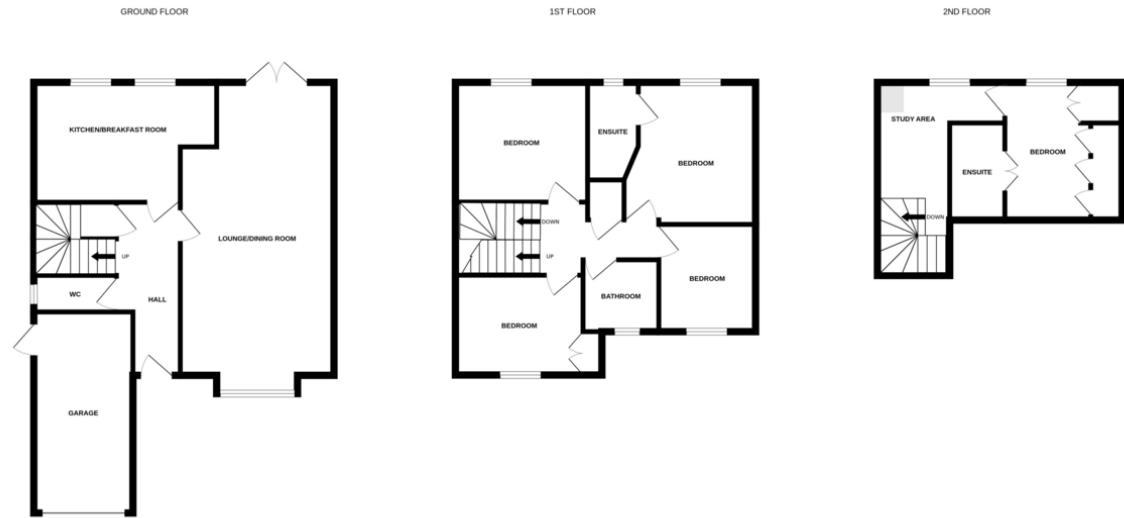
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

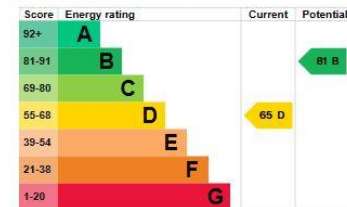


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Energy rating and score

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