



JULIE PHILPOT
RESIDENTIAL



9 Whitefield Close | Westwood Heath | Coventry | CV4 8GY

£800,000

Offered to the market for the first time in over 35 years, this outstanding executive four bedroom detached residence has been remodelled and significantly extended to offer approximately 2,500 sq. ft. of family living space. Lovingly maintained throughout, the property showcases a wealth of high-quality features and thoughtful design, making it a truly unique home. The property has been extended with a two-storey side and rear addition, creating generously proportioned rooms throughout. The stunning master suite is a true highlight, complete with a luxurious en-suite featuring a Carron double bath, a Matki walk-in shower and premium fittings throughout. The living accommodation includes a beautiful glass-roof conservatory with a marble floor, underfloor heating, and a state-of-the-art inverter system providing both heating and air conditioning. Viewing is highly recommended.

- FOUR DOUBLE BEDROOMS
- EN-SUITE AND FAMILY BATHROOMS
- GLASS ROOF CONSERVATORY
- STUNNING KITCHEN/BREAKFAST ROOM
- PRIVATE DRIVEWAY, DOUBLE GARAGE
- LARGE REAR GARDEN



FULL DESCRIPTION

Offered to the market for the first time in over 35 years, this outstanding executive four bedroom detached residence has been remodelled and significantly extended to offer approximately 2,500 sq.ft. of family living space. Lovingly maintained throughout, the property showcases a wealth of high-quality features and thoughtful design, making it a truly unique home. An impressive entrance hall with an elegant oak staircase sets the tone for the rest of the property. The home has been extended with a two-storey side and rear addition, creating generously proportioned rooms throughout. The stunning master suite is a true highlight, complete with a luxurious en-suite bathroom featuring a Carron double bath, a Matki walk-in shower, and premium fittings throughout. The living accommodation includes a beautiful glass-roof conservatory with a marble floor, underfloor heating,

and a state-of-the-art inverter system providing both heating and air conditioning, offering comfort all year round.

Externally, the property continues to impress. A secure, gated driveway with intercom access leads to a double garage with an electric door, offering excellent parking and storage. The rear garden is larger than average and exceptionally private, featuring a perfectly placed patio area ideal for entertaining, as well as a charming summer house.

The property is situated within this private, highly sought after and quiet cul-de-sac in Westwood Heath ideal for commuters as well as being within easy reach of Warwick University. Tile Hill railway station is an easy ten-minute walk from the property offering regular services to Birmingham, London and Coventry city centre.

RECEPTION HALL

Having oak staircase leading to the first floor with useful under stairs storage cupboard, telephone point, radiator, side window and doors leading off to all rooms.

GUEST CLOAKROOM

Having vanity sink unit and concealed flush w/c, radiator/chrome towel rail, tall storage cupboard, obscure glazed window and tiled floor.

STUDY

7' 0" x 6' 6" (2.13m x 1.98m)

With radiator, window to front, telephone and internet point.

DINING ROOM

15' 3" x 10' 10" (4.65m x 3.3m)

With radiator and double opening doors leading out to the extensive patio area and private rear garden.

SUPERB KITCHEN/BREAKFAST ROOM

22' 7" max x 18' 7" (6.88m x 5.66m)

Magnificent open plan living perfect for entertaining, being fitted with a range of bespoke kitchen cabinets with complementary granite worktops, upstands and matching large central breakfast island with twin bowl sink units and hot/cold filtered mixer tap.

Extensive range of wall mounted cupboards, drawer units and wall/display cabinets. Britannia range cooker with extractor canopy above, integrated dishwasher, space for tall/American style fridge/freezer, central heating radiators, granite tiled flooring, inset ceiling spotlights, double glazed windows and double opening doors leading to the delightful private rear garden.

UTILITY ROOM

6' 10" x 6' 0" (2.08m x 1.83m)

With full height cupboard and wall units to compliment the fitted kitchen, one housing the Vaillant' gas fired central heating boiler and independent hot water cylinder. Inset circular bowl sink unit, space and plumbing for washing machine and separate space/venting for tumble dryer. Personal side door to garden and garage.

ELEGANT LOUNGE

19' 10" x 13' 9" (6.05m x 4.19m)

With feature fireplace surround, matching raised hearth and inset coal effect gas fire. Two radiators, doubled glazed window to front and two wall light points. Opening to:

CONSERVATORY/GARDEN ROOM

13' 7" x 13' 5" (4.14m x 4.09m)

A superb addition to the living space with lovely garden views, replacement glass roof, underfloor heating and Fujitsu inverter providing both heating and cooling systems.

GALLERIED LANDING

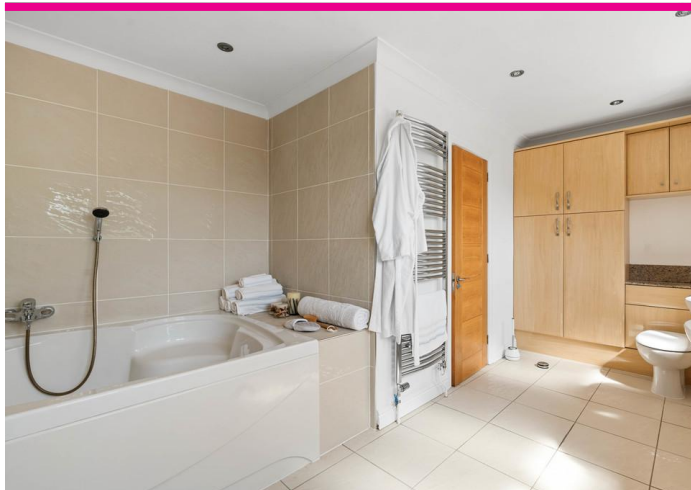
Being naturally lit via front double glazed window and having access point to roof space, built in airing/storage cupboard with radiator and doors leading off to all rooms.

MASTER BEDROOM

20' 6" x 19' 7" (6.25m x 5.97m)

A particularly spacious master bedroom with rear garden views, radiator, air conditioning and door to:





LUXURY EN-SUITE BATHROOM

15' 10" x 10' 7" (4.83m x 3.23m)

A much larger than average en-suite featuring a Carron double bath, walk-in Matki shower enclosure with rainfall shower, concealed flush w/c, twin bowl vanity sink units with granite countertops, mirror and shaver points above. Tall chrome heated towel rail/radiator, tiled flooring, two obscure glazed windows and inset ceiling spotlights.

BEDROOM TWO

15' 4" x 9' 10" into recess (4.67m x 3m)

Double bedroom with a range of fitted wardrobes and overhead storage, radiator, air conditioning and rear garden views.

BEDROOM THREE

13' 9" x 9' 8" (4.19m x 2.95m)

With garden views, double radiator and air conditioning.



BEDROOM FOUR

10' 5" x 9' 9" (3.18m x 2.97m)

A cosy double fourth bedroom with a range of built in furniture, radiator and views to front.

FAMILY BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

Fitted with a modern suite comprising vanity sink unit, marble countertops, concealed flush w/c, feature Jacuzzi/spa bath with shower screen and shower over, tall chrome radiator/towel rail, tiled flooring, extractor fan and inset ceiling spotlights.

OUTSIDE

PRIVATE DRIVEWAY

The property is set back from the road behind an impressive gated driveway with motion-activated security lights, wrought iron railings and security intercom. It provides ample parking for several vehicles leading to:



DOUBLE GARAGE

18' 1" x 18' 0" (5.51m x 5.49m)

Being of brick construction with a pitch tiled roof and having remote controlled door, power, lighting and personal door to the side garden/courtyard area.

PRIVATE REAR GARDEN

The delightful, sunny aspect and private rear garden is a particular feature of the property being much larger than average and having a well tended shaped lawn, garden pond, extensive Indian sandstone patio/seating area - perfect for 'al fresco' dining and outdoor entertaining and being surrounded by an abundance of mature flowering plants, trees and shrubs. There is an outside cold water tap, security lighting and power together with a Summerhouse and garden shed.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

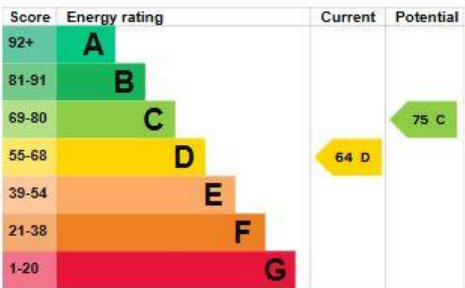
E: sales@juliephilpot.co.uk

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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

