



63 Highland Rd | Kenilworth | CV8 2EU

A delightful and individual dormer bungalow having been extended and remodelled by the present sellers in order to provide spacious living and dining areas, perfect for entertaining and socialising, along with the benefit of two double bedrooms, one on the ground floor and one on the first floor each with an en-suite bathroom/shower-room. There may also be the option to convert the garage into a further ground floor bedroom if so desired and subject to obtaining consents and approval. There are also lovely mature gardens to the front and rear with pleasant views and sunny aspect. A superb home which will only be appreciated by viewing.

£675,000

- Two Double Bedrooms With En-Suites – One Ground Floor, One First Floor
- Extended To Provide Spacious Living
- Private Garden & Ample Parking
- Detached Dormer Bungalow



Property Description

DOOR TO

LARGE ENTRANCE HALL

7' 4" x 12' 0" (2.24m x 3.66m)

A very welcoming and spacious entrance hall with radiator and radiator cover, wall light point, oak staircase to first floor and small paned double doors that open into the lounge and dining room.

CLOAKROOM

4' 2" x 5' 5" (1.27m x 1.65m)

With w.c., vanity wash basin with cupboard below and radiator.

STYLISH LOUNGE

10' 0" x 21' 1" (3.05m x 6.43m)

Having double doors providing access from the entrance hall and French double doors leading to the decking and garden. Two radiators, tv aerial connection and feature wall hanging electric fire.

SPACIOUS DINING ROOM

15' 0" x 14' 8" (4.57m x 4.47m)

With double doors from the entrance hall and French double doors providing direct access to decking and rear garden. Radiator with radiator cover over and under stairs storage cupboard. Door to:

KITCHEN/BREAKFAST ROOM

28' 0" x 8' 5" (8.53m x 2.57m)

A large kitchen/breakfast room having an extensive range of grey wood grain effect cupboard and drawer units and matching wall cupboards with plenty of granite worktop space and ceramic tiling to splash back areas. One and a half bowl stainless steel sink unit, integrated appliances to include fridge freezer, dishwasher, four ring gas hob with illuminated extractor hood over, Hotpoint double fan assisted oven and grill, shelf for microwave, concealed utility cupboard with space and plumbing for washing machine and stacked dryer over. To the end of the kitchen is the breakfast area with space for dining table and chairs plus French double doors leading to a secluded timber decked seating area, perfect for morning coffee. Door to the integral garage.

GROUND FLOOR DOUBLE BEDROOM

18' 1" x 11' 9" (5.51m x 3.58m) Max Inc En-Suite
With bay window, radiator and a range of built in bedroom furniture to comprise built in wardrobes, dressing table area plus cupboard and drawer units.

EN-SUITE SHOWER ROOM

A modern re-fitted shower room with large walk in shower enclosure having glazed shower screen, w.c. and vanity basin with drawers below.
Complementary tiling, extractor fan and heated towel rail.

FIRST FLOOR LANDING

With two wall lights, useful built in storage cupboard with hanging and shelf over, further fitted shelving, door to

DOUBLE BEDROOM TWO

18' 3" x 15' 7" (5.56m x 4.75m)
A large bedroom that could be converted into two bedrooms if so desired. There are garden and open views, a radiator and extensive built-in wardrobes to one wall with plenty of hanging and shelving space. Access to under eaves storage space.

EN-SUITE BATHROOM

Having a jacuzzi bath, mixer tap and shower attachment, w.c. and vanity wash basin with storage cupboard under. Porcelain floor tiles, complementary wall tiling, Velux window, radiator and extractor fan.

OUTSIDE

FRONT GARDEN

The property is set well back from the road with the front garden having an area of lawn, mature hedging and specimen trees. There is also ample driveway parking for several vehicles which leads to the:

GARAGE

15' 9" x 9' 7" (4.8m x 2.92m)
With electric roller door, light and power. Wall mounted Worcester Bosch condensing boiler and door to kitchen.

REAR GARDEN

A lovely feature to the property is the generous rear garden which is nicely landscaped and has a high degree of privacy. Immediately to the rear of the property is a timber decked seating area with a couple of steps that leads down to the lawn having mature and well stocked shrubbery borders plus a further seating area an super views over open fields. The timber summerhouses, timber shed and greenhouse are included in the sale. Outside Tap. Exterior Light.



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 are 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 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