



JULIE PHILPOT
RESIDENTIAL



27 Suncliffe Drive | Kenilworth | CV8 1FH

£750,000

A great opportunity to purchase this individual family home having been modernised, extended and improved by the present sellers to provide spacious living. The house provides flexibility in design and use with four first floor bedrooms, one with an en-suite plus a ground floor guest room with an en-suite. The property also benefits from air conditioning and gas central heating along with a private garden and double garage.

- No Chain Involved
- Spacious, Extended & Modernised Home
- Sought After Location
- Double Garage & Driveway Parking



DESCRIPTION

Suncliffe Drive is a very light and airy home throughout, featuring multiple, generous and well-proportioned living and bedroom spaces. There is plenty of flexibility for owners to enjoy and create a layout that will work best for them. At present the ground floor has a luxury guest room which can also easily be a further reception room, there is air conditioning in the house, a great bonus when the weather is warm, this system is a reverse cycle system which can also provide heating as well as cooling. the house benefits from traditional gas central heating and double glazing. The bathroom and en-suites have been re-fitted along with the kitchen/diner and a purpose-built summer house which could be a home office if needed. Location wise it is ideal for an easy walk into town and open countryside.

DOUBLE OPENING DOORS TO

RECEPTION HALL

With inset matwell, radiator, cathedral ceiling, understairs storage space and central heating thermostat.

'L' SHAPED LOUNGE/DINER

22' 9" x 20' 3" (6.93m x 6.17m) Max Overall

A lovely, large, light and airy room with large picture window to the front and plenty of space for many different dining and social furniture layouts. This room also has double doors that lead to an orangerie style garden room with French double doors providing access to the rear garden and open access to:

KITCHEN/DINER

22' 9" x 14' 0" (6.93m x 4.27m)

A very practical, modern kitchen with space for a large dining table and chairs plus further seating area. There is an extensive range of cream cupboard and drawer units including deep pan drawers, wine rack and matching wall cupboards and a vaulted ceiling to enhance the feeling of light and space. Integrated Bosch appliances include a four-ring induction hob, stainless steel extractor hood over, wall mounted double oven with warming drawer under and a dishwasher. Franke one and a half bowl sink unit, integrated fridge/freezer and plenty of worktop space. Garden views and door to:

UTILITY ROOM

With space and plumbing for washing machine and space for tumble dryer over. Single drainer sink with double cupboard under and side entrance door.

GROUND FLOOR GUEST BEDROOM

18' 6" x 14' 9" (5.64m x 4.5m)

As part of the property extension this versatile room has been added to the main house. It is currently used as a master ground floor bedroom but can also be used as a further reception room if so desired. There is an extensive range of bespoke built in furniture providing ample storage, a vaulted ceiling and a range of drawer units. Tall wall radiator and French double doors with direct garden access.

FULLY TILED SHOWER ROOM

This shower room can also be utilised as an en-suite to the guest room. There is a large walk-in shower a vanity wash basin and concealed cistern w.c. Heated towel rail, extractor fan, Velux window, underfloor heating and mirrored door cabinet.

CLOAKROOM

Having been refitted with a vanity basin and concealed cistern w.c., heated towel rail and purpose-built cloaks storage space.

DOG LEG STAIRCASE TO FIRST FLOOR

GALLARIED LANDING

With radiator, airing cupboard housing hot water cylinder and fitted shelving. Access to roof storage space.

MASTER BEDROOM

14' 6" x 11' 0" (4.42m x 3.35m) Exc Wardrobes

With an extensive range of professionally fitted bedroom furniture including wardrobes, bedside tables with drawers under and king size bed has and headboard to match. Additional drawer storage units with display areas over.

RE-FITTED EN-SUITE

A fully tiled en-suite with large shower having sliding glazed screen door, concealed cistern w.c., vanity basin with cupboards under and heated towel rail. Mirrored door wall cabinet.

BEDROOM TWO

11' 9" x 9' 0" (3.58m x 2.74m)

With radiator and wall to wall range of built in wardrobes with sliding doors.





BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m)

Having rear garden views, radiator and wall to wall range of built in wardrobes with sliding doors.

BEDROOM FOUR

11' 7" x 8' 9" (3.53m x 2.67m) Exc Wardrobes

With radiator and double wardrobe.

RE-FITTED BATHROOM

Having a large walk-in shower, vanity basin with display area and cupboards under. Concealed cistern w.c., extractor and heated towel rail. Fully tiled walls in complementary ceramics.

OUTSIDE

DOUBLE GARAGE

16' 7" x 14' 5" (5.05m x 4.39m)

Having up and over door, light, power and personal side entrance door. Wall mounted Worcester gas boiler.

FRONTAGE

To the front is an area of lawn with a generous driveway providing parking for several vehicles. A gate and path at the side leads to the:

REAR GARDEN

An attractive rear garden enjoying a sunny aspect and a high degree of privacy. There is a large full width patio and an area of lawn with shrubbery borders. A path leads to:

GARDEN ROOM/SUMMERHOUSE

19' 4" x 9' 2" (5.89m x 2.79m)

Of timber construction being insulated and benefiting from light and power. This room can be a garden room, or it can also be a home office.



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Contact Details

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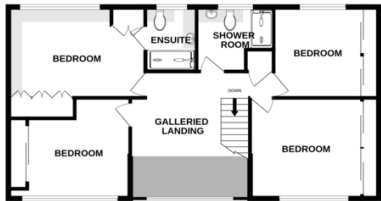
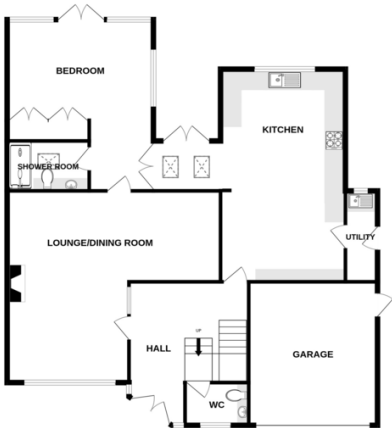
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
1670 sq.ft. (155.2 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.

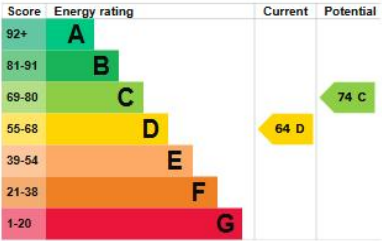


TOTAL FLOOR AREA : 2438 sq.ft. (226.6 sq.m.) approx.
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Energy rating and score

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