



JULIE PHILPOT
RESIDENTIAL



35 Mountbatten Avenue | Kenilworth | CV8 2PY

£845,000

An attractive, well planned detached family home in a superb position within this sought after and highly regarded residential location. The property benefits from an 'in and out' driveway providing ample parking and a detached double garage. There are four bedrooms, the master with dressing room and en-suite. On the ground floor are three reception rooms, kitchen/breakfast room and utility room. To the outside are well tended gardens, the rear enjoying a high degree of privacy.

- Viewing Essential
- Four Bedrooms, Three Receptions
- Detached Double Garage
- No Chain Involved



Property Description

ENCLOSED PORCH

DOOR TO

SPACIOUS ENTRANCE HALL

With radiator, understairs storage space, smoke detector and central heating thermostat.

CLOAKROOM

Having concealed cistern w.c., vanity wash basin, a range of built in cupboards, radiator and complementary tiling.

LOUNGE

14' 9" x 21' 3" (4.5m x 6.48m)

Having brick built inglenook fireplace with gas log burner design fire and oak mantel. Four wall light points and French doors to:

CONSERVATORY

14' 2" x 15' 2" (4.32m x 4.62m)

With polycarbonate roof having ceiling light and fan, two wall light points, Dimplex electrical wall panel heater, tiled floor and French double doors to rear garden.

STUDY

10' 4" x 6' 5" (3.15m x 1.96m)

With radiator and fitted shelving.

DINING ROOM

12' 8" x 11' 6" (3.86m x 3.51m)

With radiator and garden views.

KITCHEN/BREAKFAST ROOM

14' 1" x 10' 7" (4.29m x 3.23m)

Having an extensive range of modern cream coloured cupboard and drawer units with matching wall cupboards over. Contrasting round edged work surfaces extending to form breakfast bar. Bosch wall mounted double oven, Bosch two ring induction hob and De Dietrich two ring gas hob with extractor canopy over. Space for under counter fridge and space and plumbing for dishwasher. Tall broom cupboard, built in wine rack and glazed wall unit.

UTILITY ROOM

6' 2" x 7' 0" (1.88m x 2.13m)

Having single drainer stainless steel sink unit with cupboard under. Space and plumbing for automatic washing machine and space for tumble dryer. Wall mounted Worcester gas boiler. Fitted shelving and space for tall fridge/freezer. Personal side entrance door.

FIRST FLOOR GALLARIED LANDING

With airing cupboard housing the Ariston hot water cylinder and fitted shelves. Radiator and access to roof storage space.

MASTER BEDROOM SUITE

10' 7" x 14' 5" (3.23m x 4.39m)

Having range of built in wardrobes, bedside tables and drawer units. Radiator and dual aspect windows.

DRESSING ROOM

5' 8" x 5' 8" excluding wardrobes" (1.73m x 1.73m)

Having built in wardrobes and dressing table unit and 2 x 4 drawer units. Door to:

MODERN REFITTED EN-SUITE

9' 3" x 6' (2.82m x 1.83m)

Having a large walk in shower with glazed screen, w.c. and vanity wash basin. Built in bathroom storage cupboards and display storage, wall mounted mirror with lighting over. Fully tiled walls and heated towel rail.

BEDROOM THREE

11' 3" x 11' 2" (3.43m x 3.4m)

With built in wardrobes, drawers, bedside storage and dressing table unit.

Rear garden views.

BEDROOM TWO

10' 8" x 11' 3" (3.25m x 3.43m)

Having built in wardrobes, drawers and dressing table storage unit. Radiator and rear garden views.

BEDROOM FOUR

9' 5" x 9' 11" (2.87m x 3.02m)

With radiator, built in wardrobes, bedside table with range of drawers and high level storage cupboards. Fitted shelving.

BATHROOM

Modern fully tiled bathroom with panelled bath, concealed cistern w.c., vanity wash basin with storage cupboards under and display area to sides. Separate shower enclosure, heated towel rail and shaver point.

OUTSIDE

DETACHED DOUBLE GARAGE

With twin up and over doors. Light, power under eaves storage and personal side entrance door.

REAR GARDEN

A gate and path at the side leads to the attractive rear garden enjoying a high degree of privacy. Large paved patio, area of lawn, well stocked borders and a shed. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

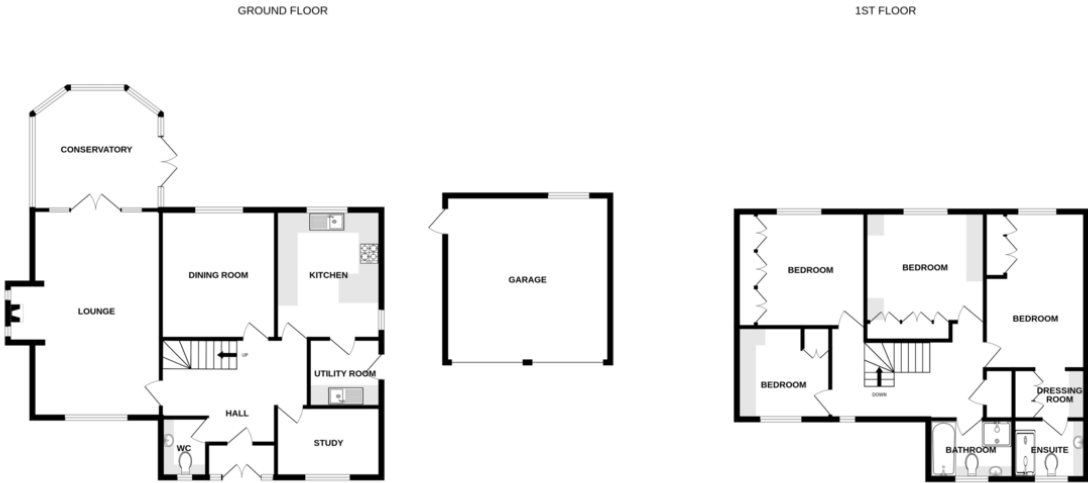
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62025

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		