



JULIE PHILPOT
RESIDENTIAL



29 Tulip Tree Avenue | Kenilworth | CV8 2BU

A superb, greatly extended, large and individual, semi detached home in a highly regarded and sought after quiet location. The property offers versatility in living options for couples and families alike. There are four good size first floor bedrooms, the master with en-suite, and a refitted bathroom. On the ground floor the house comes into it's own with two separate and generous size living rooms plus a large open plan kitchen/diner. In addition is a ground floor guest room, cloakroom and utility room. In addition are oak internal doors, Karndean flooring, modernised kitchen and bathrooms plus window shutters and blinds. A fabulous property that must be viewed.

£595,000

- Four First Floor Bedrooms
- Greatly Extended & Flexible Living Space
- Viewing Essential
- Ground Floor Guest Bedroom Five
- Sunny Aspect & Private Rear Garden



DOOR TO

ENTRANCE HALL

With Karndean flooring, radiator and understairs storage cupboard.

LOUNGE

18' 3" x 11' 9" (5.56m x 3.58m)

With Limestone fireplace having gas fire, two wall light points, radiator and double oak doors.

CLOAKROOM

With w.c., corner wash basin with cupboard under, fully tiled walls and heated towel rail.

GUEST BEDROOM FIVE

19' 7" x 9' 4" (5.97m x 2.84m)

A room providing great space and flexibility on the ground floor that is currently set up as a guest bedroom but can also be a home office or playroom/further reception room as needed. There is a radiator and French double doors provide direct access to the rear garden.

UTILITY ROOM

10' 0" x 8' 2" (3.05m x 2.49m)

A large utility room having a range of cupboard and drawer units with matching wall cupboards, stainless steel sink, space and plumbing for washing machine and space for tumble dryer. Radiator.

OPEN PLAN KITCHEN/DINER

18' 0" x 15' 4" (5.49m x 4.67m)

A modern re-fitted kitchen/diner having granite worktops and an extensive range of painted grey cupboard and drawer units with matching wall cupboards and large central island unit with contrasting dark gloss units under. Integrated dishwasher, space for tall side by side fridge/freezer, tall wall mounted radiator and range cooker with extractor hood over. In the dining area is plenty of space for a large dining table and chairs with French doors to rear garden.

FAMILY ROOM/SITTING ROOM

17' 0" x 14' 3" (5.18m x 4.34m)

Another great size room perfect for family living including wood laminate flooring, French double doors and two radiators.

OAK SPINDLED STAIRCASE TO FIRST FLOOR LANDING

With access to roof storage space. Built in linen storage cupboard.

MASTER BEDROOM

14' 6" x 11' 6" (4.42m x 3.51m)

With Karndean flooring, radiator, rear garden views, walk in wardrobe and door to

ENSUITE BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m)

Having a panelled bath with shower over and shower screen, vanity wash basin with drawer under, w.c. and fully tiled walls. Heated towel rail and shaver point.

BEDROOM TWO

15' 0" x 11' 2" (4.57m x 3.4m)

Having Karndean flooring, radiator and built in wardrobe.

BEDROOM THREE

11' 2" x 10' 1" (3.4m x 3.07m)

With Karndean flooring and radiator.

BEDROOM FOUR

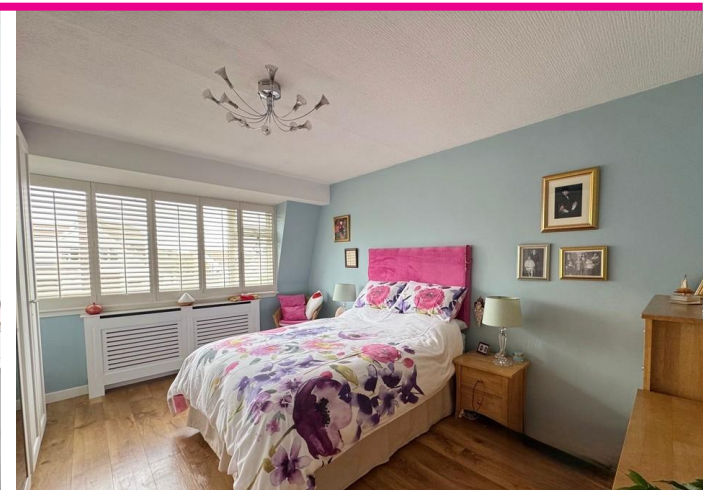
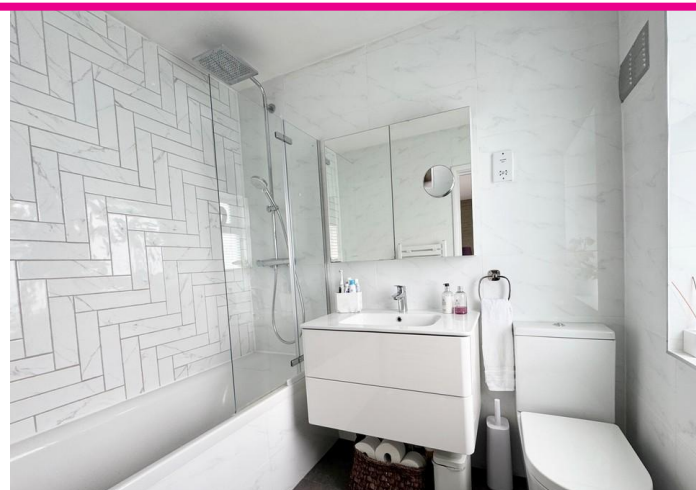
11' 2" x 6' 9" (3.4m x 2.06m)

With radiator and built in storage cupboard/wardrobe.

FAMILY BATHROOM

6' 3" x 6' 4" (1.91m x 1.93m)

Having been converted and refitted into a modern wet room with monsoon shower, glazed shower screen, w.c., and vanity wash basin with drawer under. Tall wall mounted storage cupboard, fully tiled walls and contemporary design heated towel rail.





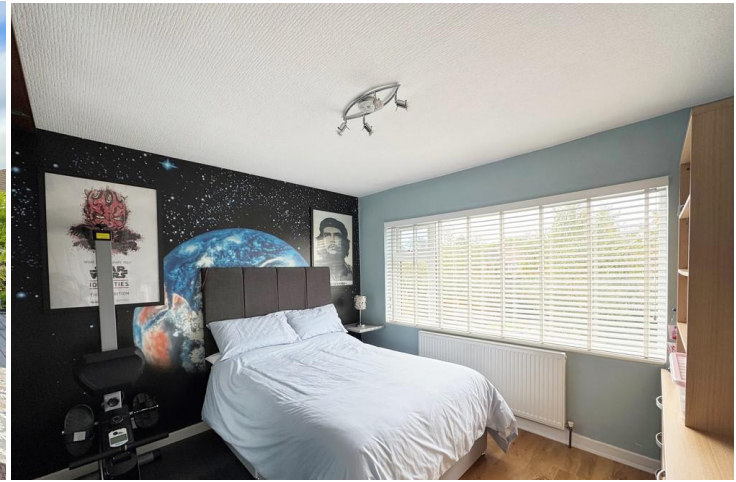
OUTSIDE

PARKING

To the front of the property is ample driveway parking for several vehicles.

GARDENS

The front garden has an area of lawn, the rear garden is sunny and has a south west facing aspect plus a high degree of privacy. There is a full width terrace and patio, perfect for outdoor dining with a couple of steps that lead down to the lawns, one of which is astro turf for low maintenance. There are well stocked shrubbery borders plus mature conifer hedging along with timber fencing which forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

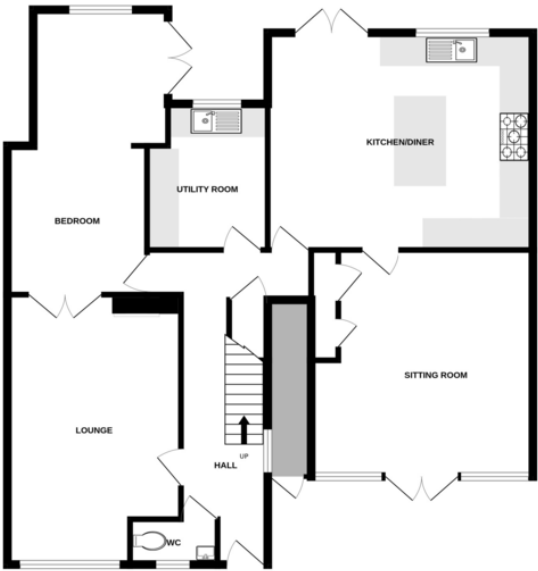
T: 01926 257540
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This property's energy rating is C. It has the potential to be C.

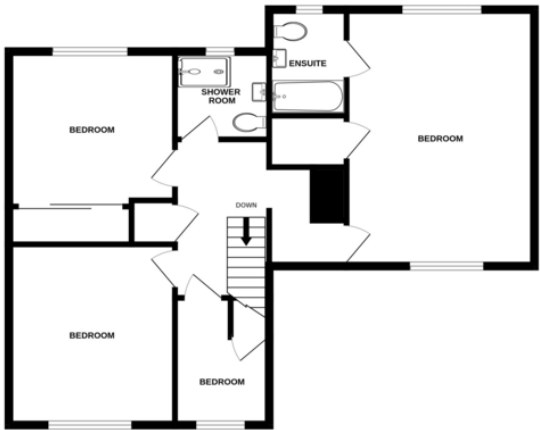
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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