



JULIE PHILPOT
RESIDENTIAL

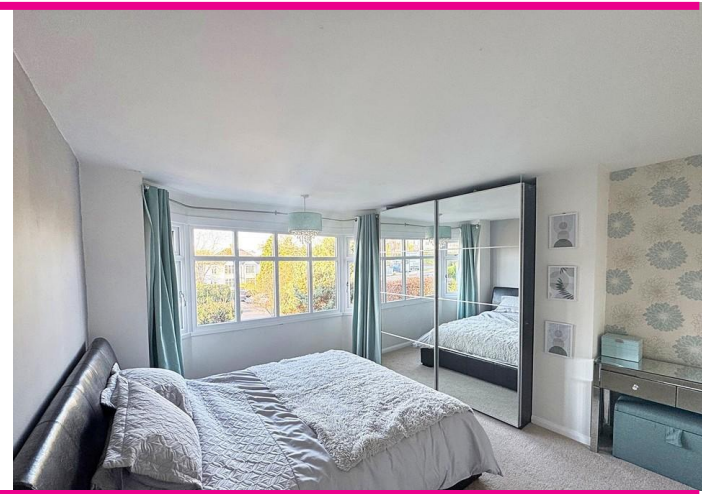


20 Crackley Hill | Coventry Road | Kenilworth | CV8 2FP

£485,000

An attractive 1950's extended semi-detached property having been recently modernised and improved to provide large open plan living to the rear, a separate lounge with log burner, modern kitchen and laundry room plus ground floor shower room. On the first floor are three bedrooms and a re-fitted bathroom. Outside are attractive gardens, larger than average and sunny to the rear, along with ample driveway parking. The property also has the added benefit of planning permission for further extension and loft conversion, if so desired.

- Extended Property with 'No Chain'
- Large Open Plan Living To Rear
- Separate Lounge With Log Bumer
- Two Bathrooms



Property Description

ENCLOSED PORCH

DOOR TO

ENTRANCE HALL:

Having laminate wood flooring, radiator and understairs storage cupboard.

LOUNGE

13' 2" x 12' 9" (4.01m x 3.89m)

With bay window, radiator, laminate flooring and log burner with built in storage cupboards and display shelving to side.

EXTENDED OPEN PLAN

KITCHEN/DINER/FAMILY ROOM

Having been recently extended by the present sellers to provide large open plan living. There is a pitched roof with Velux windows providing natural light.

KITCHEN/DINER

20' 2" x 11' 5" (6.15m x 3.48m)

With a range of cream cupboard and drawer units, natural Iroko wood worktops, extending to provide a breakfast bar. Tiled floor with electric underfloor heating. Four ring gas hob with gas oven under, integrated dishwasher, integrated fridge and pull out larder storage unit. In the dining area there is ample room for dining furniture and radiator.

FAMILY AREA

19' 2" x 13' 0" (5.84m x 3.96m)

A great social space, with Velux skylight windows, radiator and four panel Schuco bi-fold doors. From the kitchen a door leads to:

UTILITY ROOM/LAUNDRY/SHOWER ROOM

15' 3" x 6' 6" (4.65m x 1.98m)

SHOWER ROOM

Having shower enclosure with fixed head and hand held shower attachment, vanity wash basin with cupboard under and w.c. Fully tiled walls.

UTILITY ROOM

With tiled floor, radiator, space and plumbing for automatic washing machine and space for a further appliance. Iroko worktop to match the kitchen and built in cream double door storage cupboards. Door to garage and door to garden.

STAIRCASE TO FIRST FLOOR LANDING

With access to the roof storage space via pull down loft ladder. There is insulation and boarding in the loft.

BEDROOM ONE

14' 0" x 12' 2" (4.27m x 3.71m)
Having bay window and radiator.

BEDROOM TWO

12' 2" x 10' 5" (3.71m x 3.18m)
With radiator and rear garden views.

BEDROOM THREE

7' 8" x 7' 7" (2.34m x 2.31m)
With radiator.

MODERN REFITTED BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m)
Having a 'p' shaped panelled bath with fixed head and handheld shower attachment plus folding shower screen. Vanity wash basin, concealed cistern w.c. and fully tiled walls.

OUTSIDE

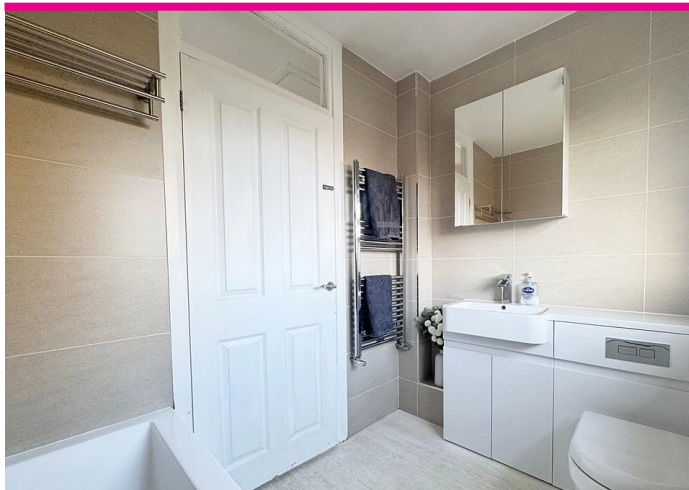
Driveway parking for several vehicles leads to the:

GARAGE SPACE

14' 5" x 7' 2" (4.39m x 2.18m)
Having electric roller door, Worcester wall mounted boiler, power and light. Door to laundry room.

GARDENS

The front garden has an area of lawn with mature hedging to the front. The attractive and large, well established rear garden has a sunny aspect and a high degree of privacy. There is a patio, plus lawn and shrubbery borders with timber fencing forming the boundaries. A gate to the rear provides access.



Tenure

Freehold

Council Tax Band

D

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



TOTAL FLOOR AREA: 1358 sq.ft. (126.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		