



JULIE PHILPOT
RESIDENTIAL



16 Eden Croft | |Kenilworth | CV8 2BG

A spacious, recently extended and modernised detached dormer bungalow situated in a highly sought after and quiet location on the Windy Arbour side of Kenilworth. This property offers great flexibility in design with two first floor double bedrooms and a large ground floor bedroom, the living space is well planned and can be enjoyed as open plan living or with separate designated living and dining spaces. The garden is low maintenance, there is plenty of driveway parking and there is also the advantage of being able to walk to town, parks and the train station.

£549,500

- Viewing Essential
- Extended Dormer Bungalow
- Flexible & Spacious Design
- Sought After Location



Property Description

SIDE ENTRANCE DOOR TO

L SHAPED HALL

With radiator and built in storage cupboard.

KITCHEN

11' 9" x 9' 7" (3.58m x 2.92m)

Having a range of cupboard and drawer units with matching wall units and tall storage cupboard. One and a half bowl sink unit, integrated dish washer and four ring electric hob with extractor hood over. Space for tall side by side fridge/ freezer, under floor heating and further cupboard housing the Alpha gas boiler. From the kitchen, a door leads to an enclosed porch, which can also be used as an entrance to the property or is ideal for parcel delivery storage.

BATHROOM

A modern bathroom with 'P' shaped bath having Mira shower and glazed screen over. Vanity basin with cup under, concealed cistern w.c and heated towel rail.

LOUNGE

17' 4" x 12' 0" (5.28m x 3.66m)

A spacious lounge located to the front of the property having large picture window with window shutters, a fireplace with oak mantel and built in log burner. Tall wall mounted radiator and double doors to:

OPEN PLAN DINING ROOM/SNUG

26' 7" x 11' 11" (8.1m x 3.64m)

A very flexible living space with direct access to the rear garden and plenty of room for dining and entertaining. Feature fireplace with electric log burner, radiator and radiator cover, second tall wall radiator, vaulted ceiling in snug and laminate flooring.

MASTER BEDROOM

18' 10" x 19' 0" (5.74m x 5.79m)

A large and extended bedroom with French double doors to the rear garden and two radiators.

FIRST FLOOR LANDING

Provide storage areas. Skylight window.

DOUBLE BEDROOM

16' 3" x 10' 5" (4.95m x 3.18m)

With radiator, skylight window and access to under eaves storage.

DOUBLE BEDROOM

11' 0" x 9' 9" (3.35m x 2.97m)

With radiator, built in wardrobes and door to:

EN SUITE CLOAKROOM

Having w.c., vanity wash basin and skylight window.

OUTSIDE

PARKING

There is ample driveway parking to the front and side of the property along with a covered car port area.

REAR GARDEN

Access at the side of the property leads to the rear garden which is easy to maintain with a paved patio and paths, astro turf lawn and sunny, secluded seating areas. There is useful shed storage to the side.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

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

[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



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