



JULIE PHILPOT
RESIDENTIAL



10 Blackthorn Road | |Kenilworth | CV8 2DS

£495,000

An immaculately presented, modernised and greatly improved semi detached property with an open plan and refitted kitchen/diner/family room, three bedrooms, home office and landscaped gardens. This superb home is ready to move into with viewing advised.

- Extended & Greatly Improved
- Sought After Location
- Open Plan Kitchen/Diner/Family Room
- Landscaped Rear Garden



PROPERTY DESCRIPTION

This lovely home is in a very popular and highly regarded residential location with Thorns School, two parks, the train station and town centre all being within an easy walk. The present sellers have upgraded this home since their purchase to include the professional refitting of the kitchen completed in March 2024 with glass splashbacks, quartz worktops and Karndean flooring. Wardrobes have been installed to all bedrooms, a fully insulated home office, garden summer house, garden landscaping with full width composite decking, the installation of an alarm system and complete redecoration with blinds are some of the many improvements.

DOOR TO

ENCLOSED PORCH

Providing plenty of storage space with door to

ENTRANCE HALL

Having laminate wood flooring, radiator and understairs storage space.

UTILITY /CLOAKROOM

In the utility area is space and plumbing for washing machine, space for tumble dryer, worksurface and wall mounted cupboards. Door to cloakroom W.C with sink unit and radiator.

LOUNGE

13' 8" x 11' 4" (4.17m x 3.45m)

Having recently installed Stoves gas log burner with oak mantel over. Radiator.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 'L SHAPE'

19' 1" x 17' 0" (5.82m x 5.18m)

A super open plan living area to the rear of the property with comfy and spacious seating area, dining area and re-fitted kitchen. The kitchen has an extensive range of cupboard and drawer units with matching wall cupboards, quartz worktops extending to form a breakfast bar and glass splashbacks. Karndean flooring, tall anthracite radiator. The units also extend into the seating area to provide storage. French double doors to rear garden.

FIRST FLOOR LANDING

With access to half boarded loft storage space via pull down wooden loft ladder.

BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m)

With radiator and range of built in wardrobes.

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m)

With radiator, rear garden views, range of built in wardrobes and further storage cupboard housing gas boiler.

BEDROOM THREE

9' 5" x 6' 9" (2.87m x 2.06m)

With radiator and built in double wardrobe.

BATHROOM

7' 9" x 6' 8" (2.36m x 2.03m)

A large family bathroom having a panelled bath, separate corner shower enclosure, W.C and wall hanging wash basin.

OUTSIDE

PARKING

There is ample driveway parking to the front and side of the property for several vehicles.

GARAGE

Part of the single garage has been converted to provide a fully insulated 'Home Office' with power supply and stable door to rear garden.

REAR GARDEN

The rear garden enjoys a sunny aspect having been recently landscaped to provide seating and outdoor 'Al Fresco' dining with grape vine. There is a full width composite decking, timber summer house, concealed bin storage areas plus lawn and well stocked shrubbery borders.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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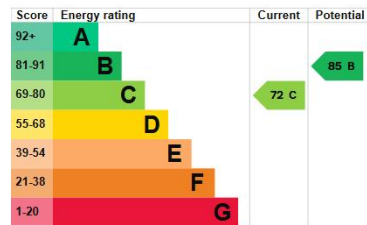
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Energy rating and score

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

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

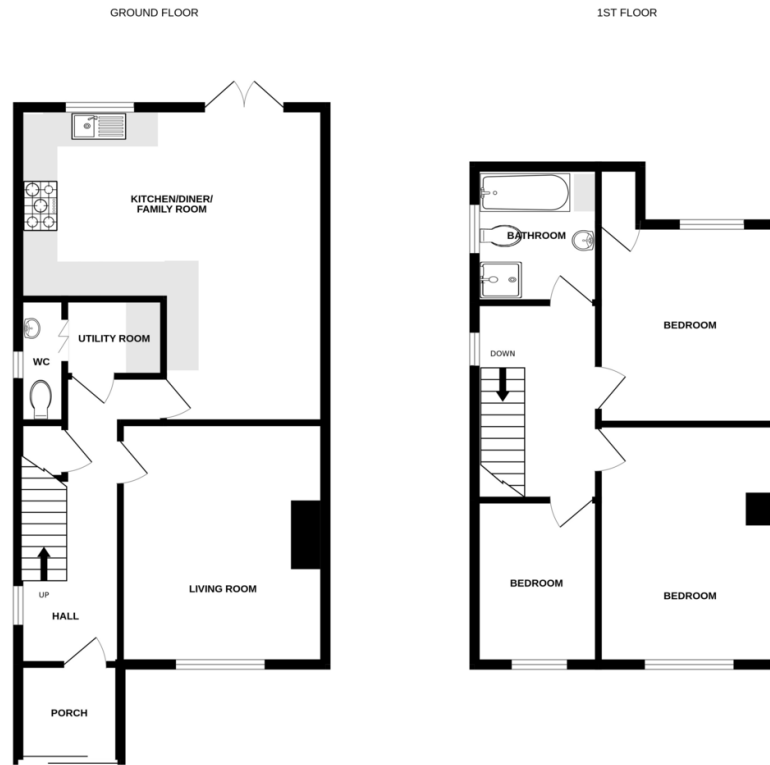


The graph shows this property's current and potential energy rating.

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



TOTAL APPROX FLOOR AREA 1088 SQ FT (101.1 SQ M)

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mergim 03/20



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