



JULIE PHILPOT
RESIDENTIAL



21 Hewitt Close | Kenilworth | CV8 1GY

£560,000

An immaculately presented, very stylish and well planned detached home having a light and airy feel throughout. There are three double bedrooms, the master having an en-suite, a large lounge with bay window and super open plan kitchen/diner with bi-fold doors leading to the private and professionally landscaped rear garden with decking and outside lighting. The property also benefits from a cloakroom, utility room and family bathroom plus Karndean flooring with Lifetime Guarantee as well as the remaining term of the NHBC guarantee. Outside is a larger than average garage plus driveway parking and an EV Charging point.

- Located On The Popular 'Pavillions' Development
- Three Double Bedrooms, Master En-Suite
- Private, Professionally Landscaped Rear Garden
- NHBC Guarantee Available



Property Description

DOOR TO

ENTRANCE HALL

With Karndean flooring and radiator.

CLOAKROOM

With w.c., pedestal wash basin, radiator and shelving.

LOUNGE

17' 9" x 10' 9" (5.41m x 3.28m) Exc Bay
An elegant living room with Karndean flooring, triple aspects, two radiators and large understairs storage cupboard.

KITCHEN/DINER

18' 0" x 10' 9" (5.49m x 3.28m)
A super open plan kitchen/diner and extensive range of cupboard and drawer units and matching wall cupboards. integrated Hotpoint appliances to include gas hob, electric oven extractor hood, dishwasher and fridge/freezer. Plenty of worktop space, glass splashback behind hob and in the dining area will be found bi-fold doors providing direct garden access.

UTILITY ROOM

Having stainless steel sink unit, space for washing machine and further storage cupboards. Boiler cupboard housing Ideal gas boiler. Personal side entrance door.

FIRST FLOOR LANDING

With built in storage cupboard. Radiator and access to roof storage space.

MASTER BEDROOM

18' 0" x 11' 1" (5.49m x 3.38m)
With dual aspects, radiator and dressing area with built in wardrobes.

EN-SUITE

Having a large shower enclosure, wall hanging wash basin, w.c., heated towel rail, shaver point and extractor.

DOUBLE BEDROOM TWO

11' 7" x 10' 3" (3.53m x 3.12m)
Having dual aspects and radiator.

DOUBLE BEDROOM THREE

11' 9" x 7' 4" (3.58m x 2.24m)
With radiator and rear garden views.

BATHROOM

Having panelled bath with shower over and glazed shower screen. Wall basin and w.c., radiator and extractor.

OUTSIDE

GARAGE

20' 0" x 10' 6" (6.1m x 3.2m)
A good size garage with light, power and under eaves storage space.

DRIVEWAY

To the side of the property is driveway parking and an EV Charging point.

GARDEN

The property has a delightful and private rear garden having been professionally landscaped for low maintenance in a Mediterranean style with decking, paving and stone chippings plus remote control decking and festoon lighting, external power supply with timber fencing forming the boundary.

SERVICE CHARGES

There is a Service Charge of £69.00 per quarter towards the maintenance of the development. This is payable to Dandy Wren.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

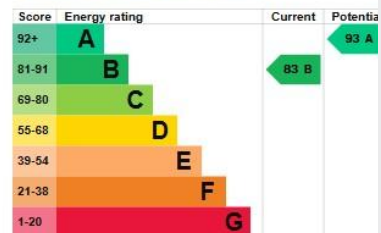
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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



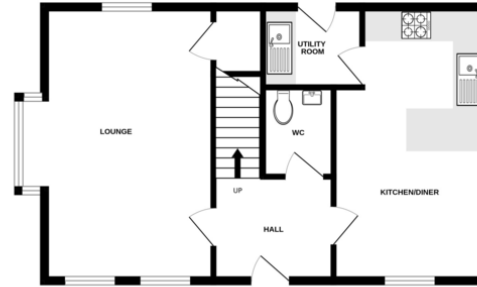
The graph shows this property's current and potential energy rating.

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.

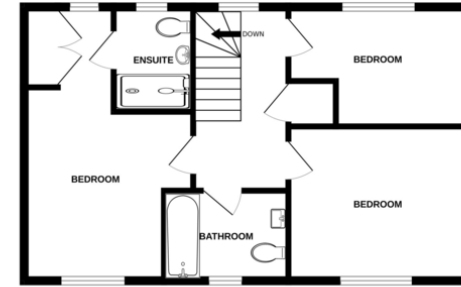
For properties in England and Wales:

- the average energy rating is D

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 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