



JULIE PHILPOT
RESIDENTIAL



34 Arden Road | Kenilworth | CV8 2DU

£625,000

An immaculately presented three-bedroom detached bungalow, recently modernised to a high specification throughout. Featuring a stylish living room with contemporary wood panelling, stunning open-plan kitchen/diner with lantern ceiling and doors to the landscaped garden, master en-suite shower room, ample driveway parking and garage. Ideally situated in a sought-after location close to excellent schools, parks and local amenities.

- Three Double Bedrooms
- Two Bathrooms, One Being En-Suite
- Stylish Living Room With Feature Wall
- Stunning Open-Plan Kitchen/Diner
- Ample Parking, Garage and Landscaped Gardens



FULL DESCRIPTION

A stylish and immaculately presented detached bungalow, recently modernised to an exceptional standard by the current owner. Offering spacious and versatile accommodation throughout, the property comprises three double bedrooms and two beautifully appointed bathrooms, including a superb master bedroom with en-suite shower room.

A standout feature of the property is the stunning open-plan kitchen/dining area, featuring contemporary blue handleless units, quartz worktops, a lantern ceiling and double-opening doors leading to the landscaped rear garden. A useful open-plan utility area with matching units and worktops provides additional storage and workspace. A stylish living room enhanced by contemporary wood-panelled detailing adds further appeal to this beautifully presented home.

Externally, the property benefits from beautifully landscaped gardens designed for year-round colour and low maintenance, together with ample driveway parking for several vehicles and an attached garage with a useful store room and separate W.C. to the rear. Situated in a highly regarded residential location, the property is within easy reach of excellent schools, local amenities, parks and transport links. Viewing is highly recommended to fully appreciate the quality, space and finish of this exceptional home.

ENCLOSED PORCH

Composite front entrance door leading to the enclosed porch with ceramic tiled floor, ceiling light and oak panelled and part glazed door to:

L" SHAPED ENTRANCE HALL

With radiator, wood laminate flooring, access point to roof storage space and airing cupboard with shelving housing the 'Baxi' combination boiler.

OPEN PLAN LIVING ROOM

12' 0" x 10' 7" (3.66m x 3.23m)

A bright and spacious living room enhanced by a large picture window overlooking the front garden and a striking wood-panelled feature wall. With TV point and finished with attractive wood laminate flooring.

KITCHEN/BREAKFAST ROOM

15' 8" x 9' 7" (4.79m x 2.94m)

A superb open-plan kitchen/dining area to the rear of the property, ideal for modern living and entertaining. Double-opening doors lead to the landscaped rear garden, whilst a striking lantern ceiling above the dining area fills the space with natural light. The contemporary kitchen is fitted with a range of blue handleless units, complemented by quartz worktops and matching upstands. A peninsula breakfast bar incorporates a quartz one-and-a-half bowl sink with mixer tap, while integrated appliances include a dishwasher, five-ring gas hob with extractor canopy above, and tall larder units housing double fan-assisted ovens and grill. Open plan to the utility area, the room is finished with a stylish tall feature radiator, wood laminate flooring and inset ceiling spotlights.

UTILITY AREA

15' 10" x 6' 6" (4.85m x 2.00m)

Open plan to the front of the kitchen and fitted with matching blue handleless base units and quartz worktops, providing excellent storage. There is an integrated washer/dryer and a tall larder unit housing the fridge and separate freezer. Finished with wood-effect laminate flooring, inset ceiling spotlights and a stylish tall feature radiator.

MASTER BEDROOM

11' 6" x 10' 4" (3.51m x 3.15m)

With radiator and rear garden views. Hardwood door to:

EN-SUITE SHOWER ROOM

Well-appointed with a modern white suite comprising a glazed shower enclosure, vanity wash hand basin with storage unit and low-level W.C. Finished with contemporary tiling, decorative feature splashback, inset ceiling spotlights and an extractor fan.

BEDROOM TWO

12' 7" x 9' 9" (3.84m x 2.97m)

A good sized double bedroom with radiator and ample space for wardrobes.

BEDROOM THREE

10' 9" x 9' 9" (3.28m x 2.97m)

Another good sized double bedroom with rear garden views and radiator.





LUXURY BATHROOM

A stylishly fitted bathroom featuring a concealed flush W/C and vanity wash hand basin set within bespoke fitted storage cupboards with quartz countertop. The suite is complemented by a P-shaped bath with powder-coated black mixer tap and mains-fed rainfall shower over. Finished with porcelain part-tiled walls, porcelain flooring and a contemporary black radiator/towel rail.

OUTSIDE

The property is approached via a tarmacadam driveway, attractively bordered by decorative stone chippings, providing ample parking and direct access to:

GARAGE

16' 6" x 7' 11" (5.03m x 2.42m)

With 'up and over' metal door, power and light.

To the rear of the garage there is an extra lobby/storage area and door to w/c with window and quarry tiled floor.

GARDENS

The property enjoys attractive landscaped gardens to three sides, designed for year-round colour and ease of maintenance. A shaped lawn is complemented by well-stocked borders planted with a variety of trees, shrubs and flowering plants. A paved patio with timber pergola provides an ideal space for outdoor dining and entertaining, with ample room for garden furniture. Additional features include outside lighting, power points, a water tap and a personal gate providing access onto Hermitage Way.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

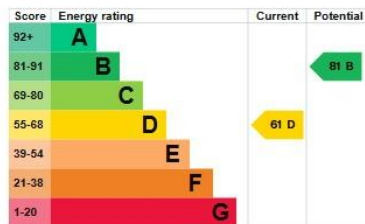
E: sales@juliephilpot.co.uk

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Energy rating and score

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

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



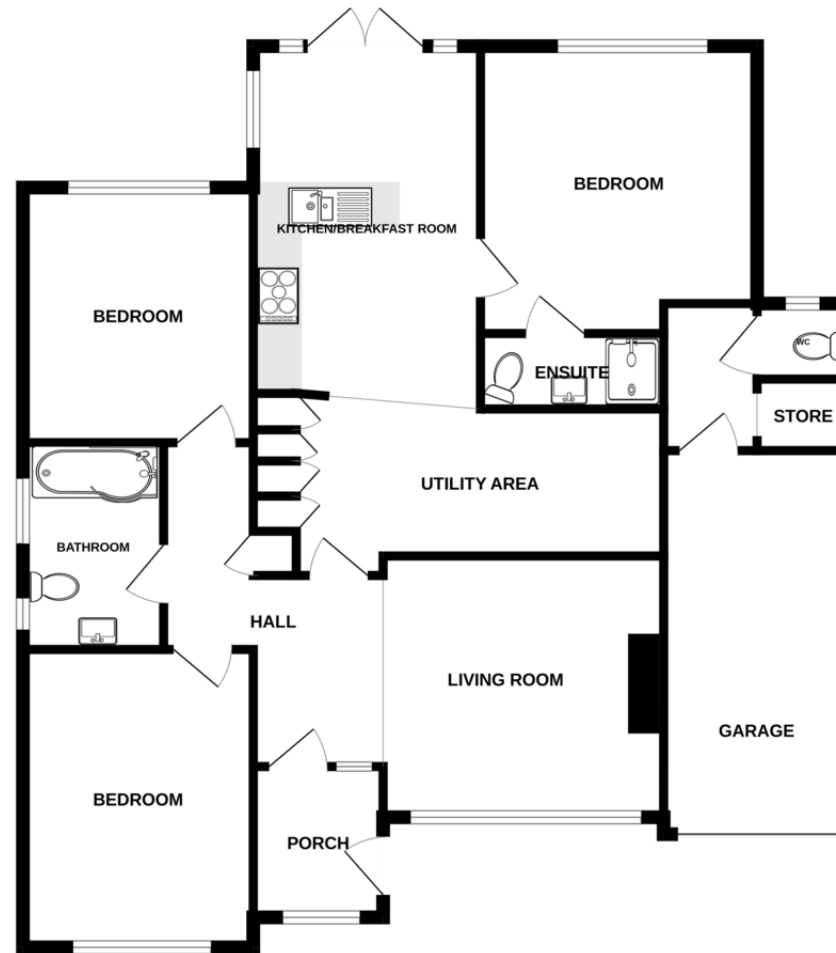
The graph shows this property's current and potential energy rating.

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

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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