



JULIE PHILPOT
RESIDENTIAL



130 Albion Street | Kenilworth | CV8 2FZ

A superb opportunity to purchase this well planned detached bungalow set well back from the road with lots of driveway parking. The property has the added benefit of a detached office/study in the garden which can also provide a variety of uses. The private rear garden is also a special feature to the property with sunny seating, a terrace for 'al fresco' dining, and well stocked mature shrubbery borders. Inside is plenty of room with a large garden room, living room, two bedrooms plus a modern kitchen and bathroom. All this within a short walk of Abbey Fields and the town centre.

£425,000

- Viewing Essential
- Two Bedrooms, Two Reception Rooms
- Well Planned, Roomy Accommodation
- Home Office in Garden



Property Description

SIDE ENTRANCE DOOR TO

ENTRANCE HALL

With laminate flooring, dado rail and radiator with radiator cover. Central heating thermostat. Built in storage cupboard and useful pantry style storage cupboard. Access to roof storage space.

LOUNGE/DINER

15' 9" x 16' 6" (4.8m x 5.03m) 'L' Shaped

With laminate wood flooring, radiator and feature fireplace with gas fire. Patio doors to:

GARDEN ROOM

16' 7" x 16' 1" (5.05m x 4.9m) 'L' Shaped

This room is lovely and light enjoying rear garden views and having a lantern roof light, laminate wood flooring and radiator.

KITCHEN

10' 3" x 6' 6" (3.12m x 1.98m)

A well planned kitchen with a range of modern cream coloured cupboard and drawer units set under granite worktops and having matching wall cupboards over. One and a half bowl stainless steel undermount sink units and integrated appliances to include dishwasher, fridge, four ring electric hob, electric oven and built in microwave. Extractor hood, complementary tiling and radiator.

BEDROOM ONE

12' 2" x 9' 4" (3.71m x 2.84m)

With built in double wardrobes having sliding doors plus further built in bedroom furniture to include wardrobes, drawer unit and matching bedside tables. Laminate wood flooring, radiator with radiator cover.

BEDROOM TWO

9' 4" x 5' 9" (2.84m x 1.75m)

A single bedroom also located to the front of the property with laminate flooring, radiator, built in double wardrobe plus high level storage above the bed area.

BATHROOM

A modern fitted bathroom with the added benefit of a separate fully tiled shower enclosure, a panelled bath with mixer tap/shower attachment, w.c and vanity wash basin with storage under. Velux window provides lots of natural light, heated towel rail, further wall storage unit and complementary tiling.

LARGE ENCLOSED FRONT PORCH

There is plenty of room in here to enjoy the space as a morning coffee venue, cozy reading nook or as additional storage space. There is direct access from this porch into the double bedroom.

OUTSIDE

PARKING

To the front of the property is ample block paved driveway parking for several vehicles and is set well back from the road.

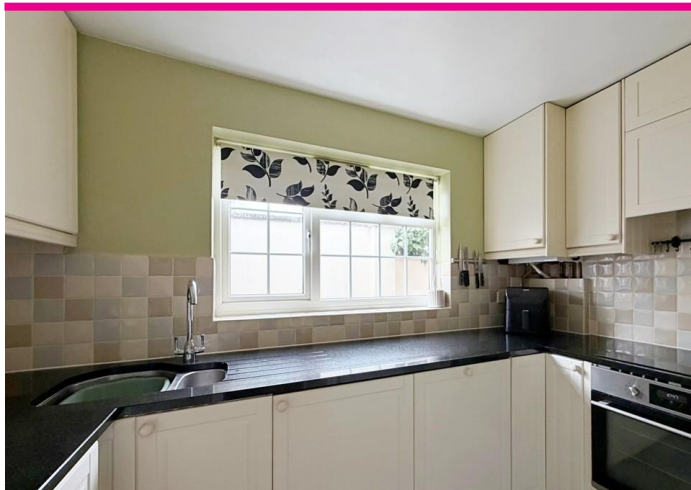
REAR GARDEN

Gated access and a path at the side of the property leads to the side entrance door and then continues through to the superb rear garden. This garden is very private, is well tended and well stocked with a variety of mature plants and shrubs plus an area of lawn to the side of the garden is a further stone chipping area which is ideal for outdoor dining and the bbq. Water butt, timber shed and potting shed are located to the rear of the garden. It is really is just lovely and a special feature to this home. From here you will find easy access to the:

DETACHED HOME OFFICE/STUDY

14' 1" x 10' 3" (4.29m x 3.12m)

This detached building can offer a variety of uses, it is currently the study it can provide an ideal garden indoor seating area or garden room. It has light and power connected, access to the roof storage space and a range of built in office furniture.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

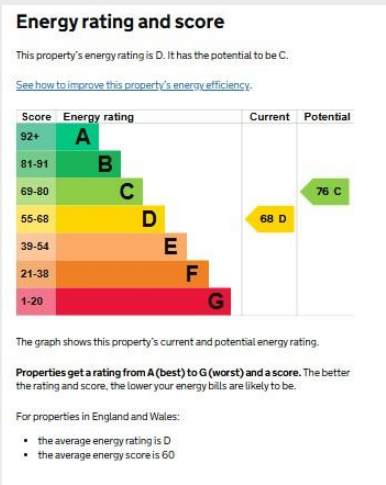
Strictly by appointment

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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