JULIE PHILPOT
RESIDENTIAL







52 Dalehouse Lane | Kenilworth | CV8 2HX

£479,950

An attractive Edwardian semi detached property with many period features having been extended to the rear to provide spacious living for families and couples alike. On the first floor are three bedrooms whilst on the ground floor is the dining room, extended lounge, kitchen, utility and cloakroom. Outside is ample parking for several vehicles as well as the garage and a large south facing garden enjoying a high degree of privacy.

- Extended Family Home
- Three Bedrooms, Two Reception Rooms
- Large South Facing Garden
- Character Property





Property Description

ENCLOSED PORCH WITH DOOR TO:

ENTRANCE HALL

With laminate flooring, radiator and understairs storage cupboard.

DINING ROOM

21' 11" x 11' 2" (6.68m x 3.4m)

A spacious dining room/ second reception room located to the front of the property with walk in bay window and radiator.

EXTENDED LOUNGE

13' 11" x 11' 6" (4.24m x 3.51m)

A large extended living room to the rear having a feature fireplace with gas fire, radiator, French double doors to rear garden and two wall light points. Serving hatch to kitchen.

KITCHEN

21' 6" x 7' 8" (6.55m x 2.34m)

An extended kitchen having a range of white gloss units and contrasting worktops. Space and plumbing for a dishwasher, space for tall fridge/ freezer and space for further freestanding appliance. One and a half bowl sink unit and slot in gas cooker with extractor over. Tall larder cupboard and door to:

ULTILITY ROOM

Having radiator, space and plumbing for a washing machine and space for a tumble dryer with worktop over and cupboard above. Space for cloaks storage.

CLOAKROOM

With w.c, wall mounted wash basin and fully tiled walls.

FIRST FLOOR LANDING

BEDROOM ONE

13' 11" x 10' 6" (4.24m x 3.2m)

Located to the front, having walk in bay window, two wall light points, radiator and laminate flooring.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m)

A second double bedroom with rear garden views, radiator and built in wardrobes.

BEDROOM THREE

7' 8" x 7' 2" (2.34m x 2.18m)

A single bedroom to front of the property with radiator and built in storage cupboard/ wardrobe.

BATHROOM

Having panelled bath with Mira shower and curtain rail over, pedestal wash hand basin and w.c. Heated towel rail and fully tiled walls. Access to roof storage space.

OUTSIDE

GARAGE

19' 6" x 11' 7" (5.94m x 3.53m)

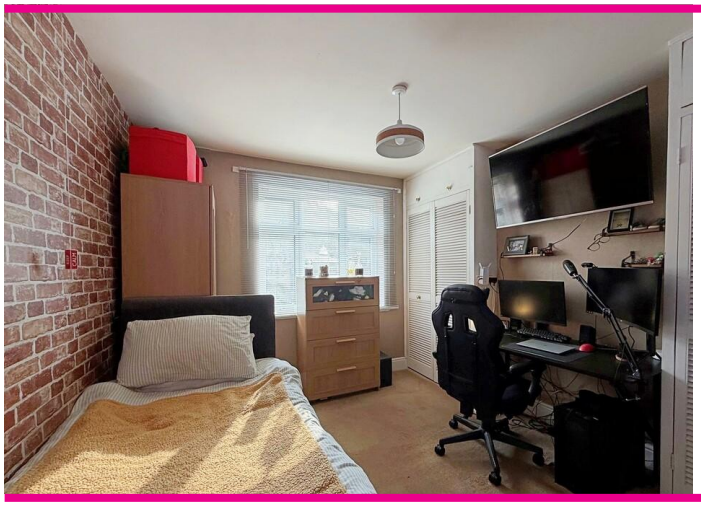
Having an up and over, side entrance door, power, light and built in work bench.

FRONT GARDEN

Having stone chippings to provide additional parking with mature side hedging.

REAR GARDEN

The attractive and large rear garden is a special feature to this property. The garden has a generous size patio area with a couple of steps leading to the area of lawn and to the rear of this is a further secluded kitchen garden. The garden is very well stocked whilst also being easy to maintain.







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

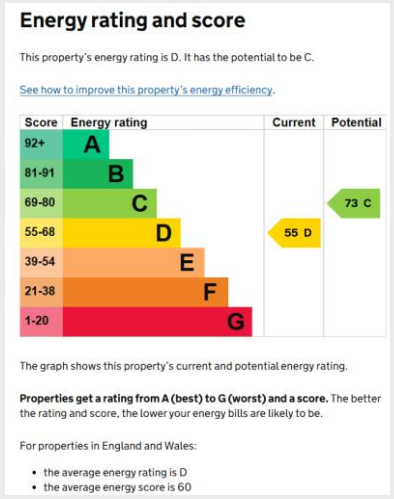
Strictly by appointment

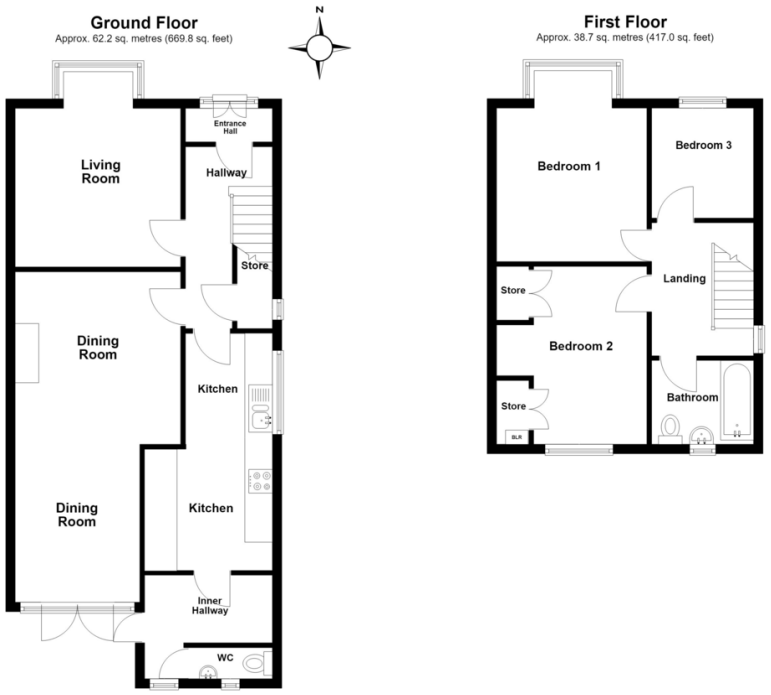
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements