



JULIE PHILPOT
RESIDENTIAL



2 Hawthorn Drive | Burton Green | Kenilworth | CV8 1TR

£312,000

An immaculate semi detached home, built by Cala Homes in 2020. This is a delightful small development on the outskirts of Kenilworth with open countryside, Village Hall, primary school and The Greenway for walks and cycling all being within easy reach. The property is very well presented and ready to move into. There are two double bedrooms, the master with en-suite, on the ground floor is a generous kitchen/diner with integrated appliances, a cloakroom and sunny lounge with direct access to the good size south facing rear garden. Plenty of parking will be found on the driveway to the side.

- Viewing Essential
- Two Bedrooms, Two Bathrooms
- Delightful Village Location Close To Kenilworth
- NHBC Guarantee Available



Property Description

DOOR TO

ENTRANCE HALL

With Amtico flooring and radiator.

CLOAKROOM

Having w.c., wall mounted wash basin, heated towel rail and complementary tiling.

KITCHEN/DINER

12' 9" x 12' 0" (3.89m x 3.66m)

A spacious and well planned kitchen/diner with an extensive range of cupboard and drawer units including a tall larder/pantry storage unit and matching wall units. Amtico flooring, radiator and a range of Bosch integrated appliances to include electric oven, extractor hood, four ring gas hob, dishwasher and washer/dryer. Franke one and a half bowl stainless steel sink unit and space for dining table and chairs.

LIVING ROOM

14' 9" x 11' 1" (4.5m x 3.38m)

A sunny lounge located to the rear of the property with French doors providing direct garden access. Radiator and tv aerial connection.

FIRST FLOOR LANDING

With a large built in storage cupboard. Access hatch to roof storage space.

MASTER BEDROOM

12' 7" x 12' 6" (3.84m x 3.81m)

With a good size built in double wardrobe and dressing area, radiator, rear garden views and door to:

EN-SUITE

Having w.c., pedestal wash basin, large walk in fully tiled shower enclosure, heated towel rail, shaver point and extractor fan.

BEDROOM TWO

11' 5" x 7' 7" (3.48m x 2.31m)

A generous size second bedroom with radiator.

BATHROOM

Having panelled bath, w.c., pedestal wash hand basin, heated towel rail and shaver point.

OUTSIDE

PARKING

To the side of the property is driveway parking for two vehicles and an E.V Charging point.

GARDENS

The front of the property has a low maintenance garden with hedging to the front boundary. Gated access at the side leads to the attractive rear garden enjoying a south facing aspect and being larger than many. There is a paved full width patio and stone chippings to the side, an area of lawn with timber fencing forming the boundary. In addition is a garden shed and summerhouse.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

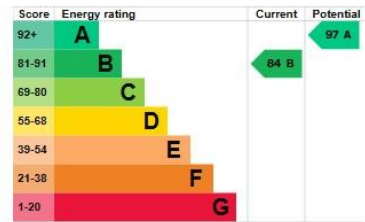
E: sales@juliephilpot.co.uk

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.](#)



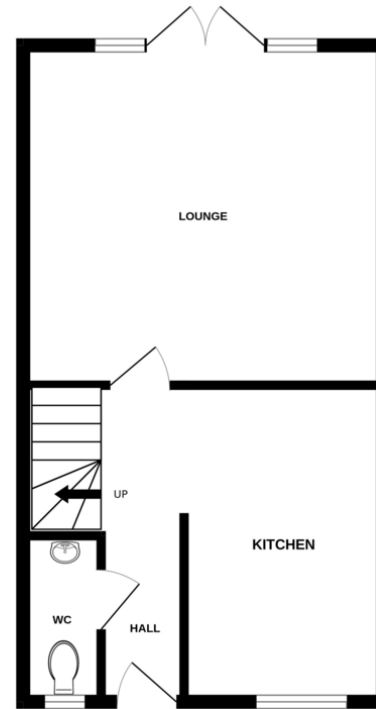
The graph shows this property's current and potential energy rating.

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.

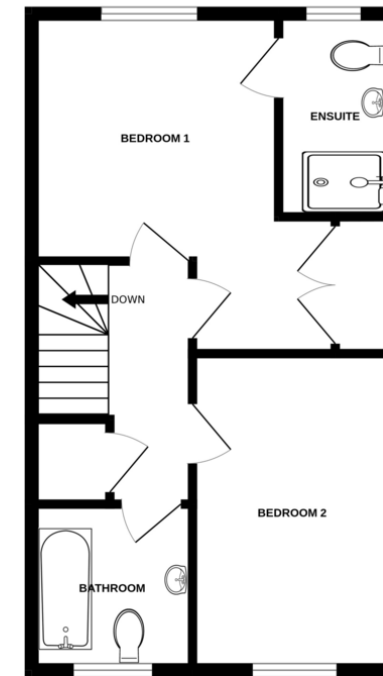
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR



1ST FLOOR



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