



JULIE PHILPOT  
RESIDENTIAL



## 30 Eden Croft | Kenilworth | CV8 2BG

If you are looking for a spacious property offering great flexibility in living this home must be seen. This detached chalet design can be lived in as a house, with two first floor double bedrooms both with en-suites, or you can live in it as a bungalow with two ground floor bedrooms and a bathroom. There is then a lovely, large open plan lounge area, providing light and airy space, leading into the solid cherry wood kitchen and dining area, ideal for couples and families alike. Outside is a mature and private garden with covered veranda, a car port, garage and further driveway parking.

£535,000

- Flexible, Spacious Living
- Two First Floor En-Suite Double Bedrooms
- Two Ground Floor Bedrooms & Bathroom
- Large Open Plan Kitchen/Diner/Living
- Car Port, Garage & Driveway Parking



## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator, understairs storage space and wood flooring.

### LARGE OPEN PLAN LIVING AREA

37' 6" x 11' 9" (11.43m x 3.58m)

This is a superb open plan living area within the property leading from the front through to the rear. It can also easily be divided into separate living and kitchen areas if this is a buyers preference.

### LOUNGE AREA

Having a large picture window overlooking the front garden, multi fuel burner and natural wood flooring.

### KITCHEN/DINING AREA

The kitchen has an extensive range of solid cherry wood cupboard and drawer units with matching wall cupboards and complementary granite worktops providing plenty of preparation space. There is also a large housing unit for a side by side fridge/freezer, range cooker, natural wood flooring and bi-fold doors providing direct rear garden access. This is an ideal space for entertaining.

### BATHROOM

A modern ground floor bathroom with panelled bath having shower over, wash basin and w.c. Complementary tiling.

### GROUND FLOOR BEDROOM

11' 10" x 10' 3" (3.61m x 3.12m)

Located to the rear of the property with a door leading to the garden. This room can easily also be a separate reception room if not needed as a bedroom. Radiator and natural wood flooring.

### GROUND FLOOR BEDROOM

11' 10" x 11' 3" (3.61m x 3.43m)

This double bedroom is located to the front of the property with radiator, natural wood flooring and storage cupboard housing gas boiler.

### **STAIRCASE TO FIRST FLOOR LANDING**

Having under eaves storage access.

### **FIRST FLOOR DOUBLE BEDROOM**

This room is located to the rear of the property, provides excellent space, has a radiator and door to:

### **EN-SUITE BATHROOM**

With panelled bath having shower and glazed shower screen over, pedestal wash basin and w.c. Complementary tiling and Velux skylight window.

### **FIRST FLOOR DOUBLE BEDROOM**

13' 9" x 10' 4" (4.19m x 3.15m)

A further double bedroom with radiator and door to:

### **EN-SUITE SHOWER ROOM**

With corner shower enclosure, basin, w.c., complementary tiling and Velux window.

### **OUTSIDE**

### **GARAGE AND PARKING**

There is ample driveway parking for several vehicles to the front with a covered car port to the side which leads to the single garage.

### **REAR GARDEN**

The mature rear garden enjoys a high degree of privacy and seclusion with a large full width patio and covered veranda which is ideal for outdoor dining and entertaining. There are also well stocked shrubbery borders, an area of lawn and many fruit trees with soft fruit and berry shrubs.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

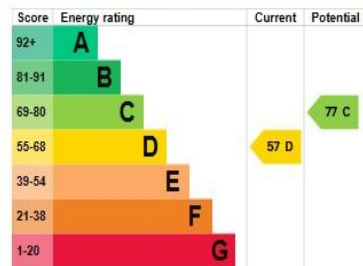
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

### Energy rating and score

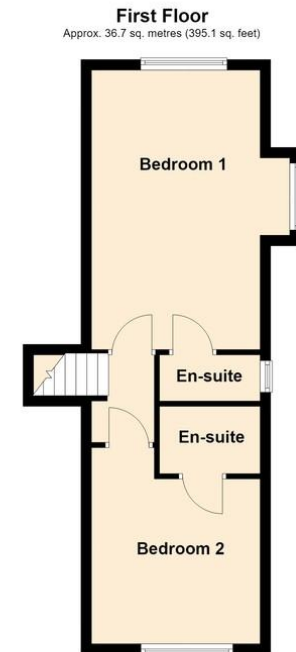
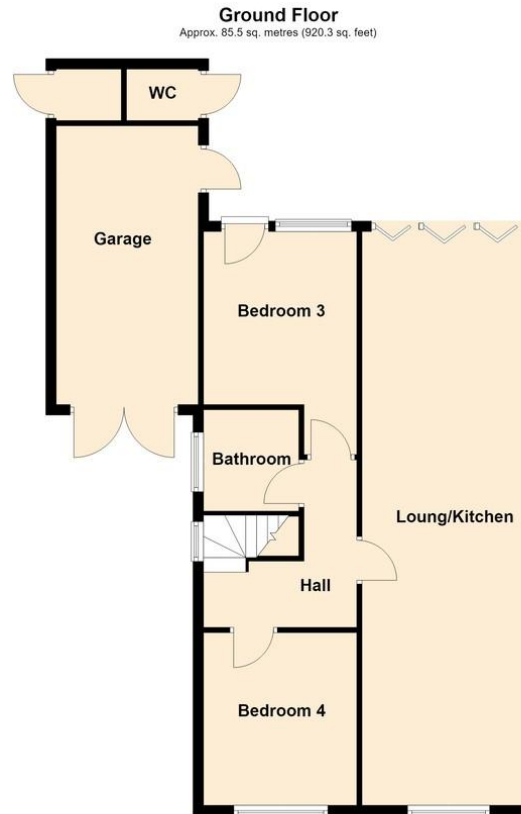
This property's energy rating is D. It has the potential to be C.

[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.



Total area: approx. 122.2 sq. metres (1315.4 sq. feet)

This Plan is for illustration purposes only.  
Plan produced using PlanUp.



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