



ESTATE AGENT
IN KENILWORTH

JULIE PHILPOT
RESIDENTIAL



8 Crackley Hill | Coventry Road | Kenilworth | CV8 2FP

£475,000

A newly improved semi detached 1930's period home with a substantial large garden which must be viewed to be appreciated. The present owners have very recently modernised the property to include stylish interior redecoration, window shutters, log burner, a new efficient boiler, new consumer unit, new windows and a luxury refitted bathroom. In addition they have obtained planning permission for a ground floor extension which would then provide large open plan living to the rear.

- Newly Modernised And improved
- Very Large, Mature Rear Garden
- Three Double Bedrooms
- Luxury re-Fitted Bathroom



Property Description

DOOR TO

ENTRANCE HALL

A stylish and welcoming entrance hall with original period floor tiling and spindled dog leg staircase to first floor. Understairs storage cupboard and further walk in cloaks storage cupboard housing Vaillant Ecotec Plus gas combination boiler.

LOUNGE

13' 4" x 11' 9" (4.06m x 3.58m)

Having walk in bay window with window shutters and radiator under. Picture rails, solid oak wood flooring and recently installed log burner.

DINING ROOM

12' 4" x 11' 4" (3.76m x 3.45m)

With picture rails, feature fireplace with gas fire and marble hearth. Radiator and French doors to rear garden.

KITCHEN/BREAKFAST ROOM

Having an extensive range of cupboard and drawer units with matching wall cupboards, pull out wicker baskets and complementary worktops including a breakfast bar. Single drainer stainless steel sink unit, integrated Siemens appliances to include slimline dishwasher, four ring gas hob and double oven under and extractor hood over. Built in utility cupboard providing space and plumbing for a washing machine and tumble dryer stacking above. Radiator, original quarry tiled flooring and side entrance door.

CLOAKROOM

With traditional design high level cistern W.C, vanity wash basin with storage under. Built in broom/storage cupboard, extractor fan, radiator and tiled floor.

FIRST FLOOR LANDING

BEDROOM ONE

13' 4" x 12' (4.06m x 3.66m)

With walk in bay window having window shutters. Radiator, picture rail and two wall light points.

BEDROOM TWO

11' 9" x 11' 4" (3.58m x 3.45m)

Having rear garden views, radiator and picture rail.

BEDROOM THREE

9' 4" x 8' 5" (2.84m x 2.57m)

Also located to the rear of the house with garden views. Radiator and picture rail.

BATHROOM

8' 8" x 6' 2" (2.64m x 1.88m)

A luxury professionally fitted bathroom having bath with fixed head and handheld shower over and glazed shower screen. Large vanity basin with drawers under, W.C and tall wall radiator. Complementary wall and floor tiling, 2 wall light points, downlights and extractor fan. Access to roof space via a pull down loft ladder.

OUTSIDE

FRONT GARDEN

The front garden is attractive with the property being set back from the road. There is an area of lawn, mature magnolia tree and mature hedging.

PARKING

There is a large driveway to the front providing ample parking for several vehicles, there have been four to five on occasions. A timber door at the side of the property provides access to a large covered side storage area with Belfast sink and built in storage units. Light and power are connected.

REAR GARDEN

An outstanding feature is the larger than average rear garden which extends to the rear and also then to the side which makes this area ideal for those who wish to have their own. kitchen/vegetable garden or to keep chickens. The primary garden area is also larger than average, it enjoys a high degree of privacy and a sunny southerly aspect. There is a large lawn and attractive well stocked shrubbery borders plus a patio. To the rear of the main garden is a further children's area with a lawn and plenty of space for play equipment.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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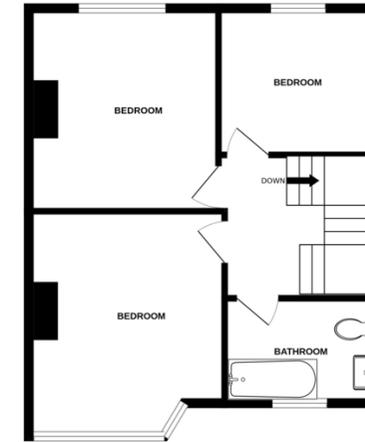
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

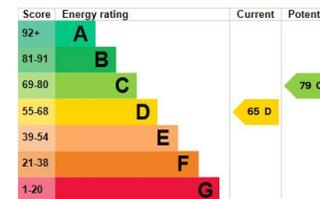


TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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.

For properties in England and Wales:

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