



ESTATE AGENT  
IN KENILWORTH

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RESIDENTIAL



## 271 Cromwell Lane | Kenilworth | CV8 1PN

A very spacious much loved chalet design home having been greatly improved by the present sellers. The property provides generous sized living on the ground and first floor for couples and families with great flexibility in how the home is lived in. There are three first floor double rooms and a bathroom plus a ground floor double bedroom, further bathroom, large lounge, study, garden room and modern refitted kitchen/diner. All this with the added benefit of the large, sunny plot and mature gardens with plenty of parking and a garage.

£600,000

- Spacious Property With Flexible Design
- Four Bedrooms, Two Bathrooms
- Large, Sunny, Gardens & Garage
- Viewing Essential



## DOOR TO

### ENTRANCE HALL

With Karndean flooring, radiator, purpose built and professionally fitted range of storage with cloaks and shoe storage and further storage cupboards above.

### GROUND FLOOR SHOWER ROOM

With corner shower enclosure and curved shower screen, pedestal wash hand basin, w.c., and built in storage cupboard housing the Baxi gas boiler installed in January 2024.

### LOUNGE

12' 3" x 15' 3" (3.73m x 4.65m)

A lovely, light and airy room with two two bay windows, two wall light points and limestone fireplace with gas fire.

### DOUBLE BEDROOM

16' 8" x 7' 9" (5.08m x 2.36m)

A double room located on the ground floor with the bathroom adjacent. Karndean flooring and radiator.

### STUDY

11' x 7' 9" (3.35m x 2.36m)

A useful study or home office with Karndean flooring and radiator.

### MODERN RE-FITTED KITCHEN/DINER

26' 6" x 11 (max)' (8.08m x 3.35m)

Having been professionally design and fitted by Woodhu Concepts Ltd of Coventry providing an extensive range of light and mid grey gloss cupboard and door units with quartz worktops and matching upstands. One and a half bowl stainless steel undermount sink unit, integrated appliances to include Neff integrated dishwasher and washing machine tall fridge/freezer, built in oven and microwave oven. Induction hob with glass splashback and extractor hood over with pan drawers under. Tall pull out larder unit and plinth heater.

Dining Area

With radiator and space for dining table and chairs.

### **GARDEN ROOM**

15' 3" x 12' 6" (4.65m x 3.81m)

In an ideal location within the property having glorious garden views and direct access to the large patio area. This room also has the benefit of a radiator, tiled roof and French double doors thereby it provides year round use.

### **OAK SPINDLED STAIRCASE TO FIRST FLOOR LANDING**

Having a large airing/linen cupboard providing plenty of storage, fitted shelving and the insulated hot water cylinder.

### **BATHROOM**

With panelled bath, separate shower enclosure with glazed screen door, vanity basin having drawers under, w.c., heated towel rail and complementary tiling.

### **DOUBLE BEDROOM**

16' 9" x 12' 9" (5.11m x 3.89m)

Having a range of built in bedroom furniture to include wardrobes, drawer units, dressing table unit and matching bedside tables. Door to a large additional wardrobe which in turn provides access to the under eaves storage space.

### **DOUBLE BEDROOM**

11' 9" x 8' 0" (3.58m x 2.44m)

With radiator, lovely rear garden views, built in triple wardrobe with access through to further under eaves storage space.

### **DOUBLE BEDROOM**

12' 0" x 7' 1" (3.66m x 2.16m) Max

With radiator.

### **OUTSIDE**

#### **SINGLE GARAGE**

To the rear is a brick built single garage with light, power and personal side entrance door.

#### **PARKING**

This property has a tremendous amount of off road driveway parking for many vehicles.





## GARDENS

The property is set well back from the road with the parking to the front and having mature shrubbery and hedging borders. Access at the side leads to the splendid rear garden which is an outstanding feature enjoying plenty of sunshine and privacy plus plenty of garden space for those keen gardeners with room for a kitchen garden if required. At present there is a lovely large patio and terrace providing all important space for outdoor entertaining. This then leads to an initial area of artificial grass and then follows on into the additional lawns and mature shrubbery borders with bark chippings for easier maintenance. A garden that must be seen.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

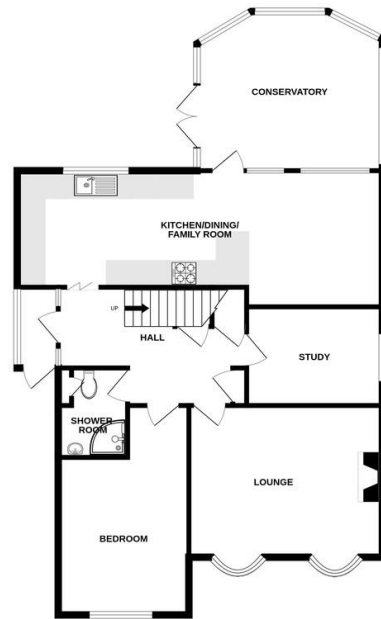
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 sq.m.) approx.  
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## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		