



JULIE PHILPOT
RESIDENTIAL



22 Queens Close | Kenilworth | Warwickshire | CV8 1JR

£550,000

Immaculate and extended four-bedroom semi-detached home, tucked away in a quiet cul-de-sac just moments from the town centre. Features an elegant front lounge, stunning open-plan kitchen/diner/family room with bi-fold doors to a sunny west facing garden, a useful utility room, four bedrooms including a master en-suite, driveway parking and garage. Ideally located close to the town centre with excellent shops, restaurants, bars, green spaces and Kenilworth Train Station.

- Four Bedrooms, Master En-Suite
- Spacious Open Plan Kitchen/Dining/Family Room
- Utility Room and Family Bathroom
- Sunny West Facing Garden and Ample Parking
- Viewing Recommended



FULL DESCRIPTION

Tucked away in a quiet cul-de-sac just a short walk from the town centre, this immaculately presented and extended four-bedroom semi-detached home offers spacious and versatile accommodation ideal for family living.

The ground floor is centred around a generous open-plan kitchen, dining and family area, providing plenty of space for both everyday living and entertaining. As part of the extension, there is also a useful utility area located just off the kitchen. Bi-fold doors open onto the rear garden, creating a bright and airy feel and offering direct access outside.

On the first floor there are three well-proportioned bedrooms along with a family bathroom.

The second floor features a fourth bedroom with en-suite, offering a degree of privacy and making it well suited as a principal or guest bedroom.

Externally, the property benefits from a good-sized rear garden with a sunny westerly facing aspect. To the front and side there is ample driveway parking, in addition to a garage with power and lighting.

The property is ideally located within walking distance of the town centre, offering a wide range of shops, restaurants, bars and green spaces, together with Kenilworth Train Station. It also benefits from being within the catchment area for highly regarded local schools, making it an excellent choice for families. Early viewing is highly recommended.

CANOPY ENTRANCE PORCH

With replacement composite front entrance door leading to:

RECEPTION HALLWAY

The welcoming entrance hallway retains its original parquet flooring and is naturally lit via two double-glazed side windows and having radiator, staircase leading to the first floor with useful understairs storage cupboard. Recessed area offering a practical spot for seating, coat hooks and/or shoe storage.

ELEGANT FRONT LOUNGE

13' 8" x 11' 8" (4.17m x 3.56m)

A generous sized lounge with feature radiator, double glazed window to front, and tv aerial point.

OPEN PLAN FAMILY/DINING ROOM AND KITCHEN

23' 3" x 17' 6" overall (7.09m x 5.33m)

This stunning open-plan family dining kitchen is a standout feature of the property, recently remodelled and extended to create generous dining and seating areas, with a TV point and radiator in the family area. Bi-fold doors open onto and overlook the rear garden, flooding the space with natural light. The contemporary kitchen is fitted with a central island/breakfast bar and an extensive range of contrasting base, wall and tall larder units, all complemented by white quartz worktops and an inset sink with mixer tap. Integrated appliances include a dishwasher and fridge/freezer, alongside a Rangemaster five-burner cooker with extractor hood over. Quality 'Karndean' flooring, feature tall radiator, inset ceiling spotlights and two Velux windows, completing this impressive space.

UTILITY ROOM

5' 8" x 5' 2" (1.73m x 1.57m)

With formed work surface having inset one and quarter sink unit with tiled splashback, space and plumbing for automatic washing machine and storage cupboard beneath. Tall feature radiator, wall mounted 'Worcester' gas fired central heating boiler, Velux window, quality 'Karndean' flooring to match the kitchen area, inset ceiling spotlights and side pedestrian door.

FIRST FLOOR LANDING

Being naturally lit via side window with staircase leading to the second floor, radiator and doors leading off to all rooms.

BEDROOM TWO

11' 6" x 8' 8" plus wardrobes (3.51m x 2.64m)

With rear garden views, useful shelving and sliding door wardrobe providing ample hanging and storage space. Further useful storage/wardrobe cupboard.

BEDROOM THREE

11' 8" x 10' 4" (3.56m x 3.15m)

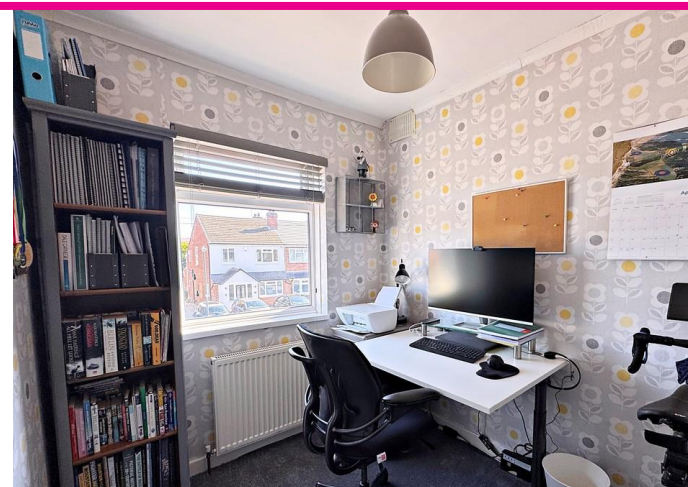
With double glazed window to front, radiator and wood laminate floor covering.

BEDROOM FOUR

7' 7" x 6' 9" (2.31m x 2.06m)

With double glazed window to front and radiator.





FAMILY BATHROOM

7' 8" x 6' 9" (2.34m x 2.06m)

Being fitted with a white suite comprising 'P' shaped bath with mains fed shower and shower screen over, low level w/c and pedestal wash hand basin. Tall chrome towel rail/radiator, extractor fan, and inset ceiling spotlights.

SECOND FLOOR

MASTER BEDROOM

14' 5" x 12' 2" min + eaves (4.39m x 3.71m)

With rear garden views, radiator, sky light, inset ceiling spotlights. Door to:

EN-SUITE SHOWER ROOM

With walk-in shower enclosure, pedestal wash hand basin, low level w/c. Chrome heated towel rail/radiator, extractor fan and inset ceiling spotlights.

OUTSIDE

DRIVEWAY AND PARKING

There is a driveway to the front and side of the property providing ample vehicle parking.

GARAGE

16' 5" x 8' 1" (5m x 2.46m)

With double opening doors, power and light.

REAR GARDEN

The rear garden is a great feature to the property being very sunny and having a west facing aspect. There are two patio areas, perfect for outdoor dining and a shaped lawn with timber fencing forming the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

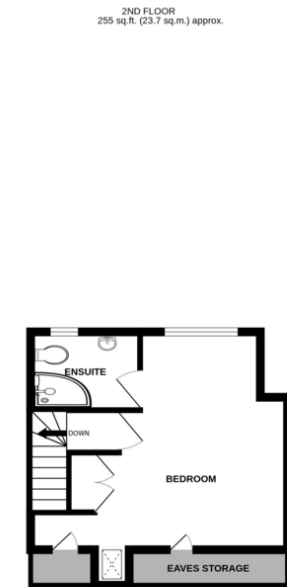
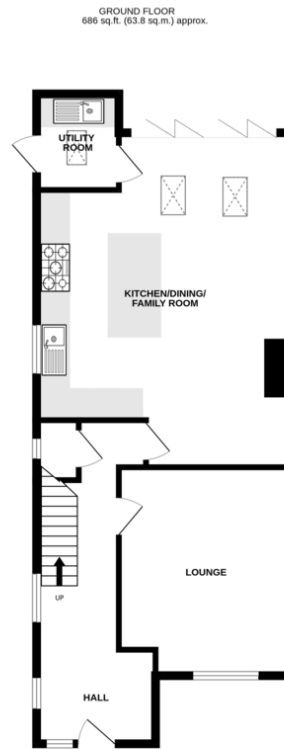
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

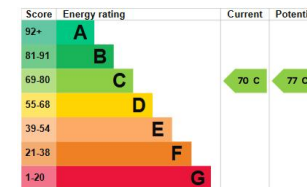


TOTAL FLOOR AREA: 1388 sq.ft. (128.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. 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