



JULIE PHILPOT
RESIDENTIAL



11 Thirlestane Close | Kenilworth | CV8 2PW

£560,000

A quietly located detached property backing onto the nature reserve being set in this popular residential cul de sac, ideally located within easy walking distance of Kenilworth School, The Greenway, local shops and bus service. The property is well planned, has four bedrooms, two reception rooms, modern refitted kitchen and bathroom plus a very attractive garden, garage and ample parking.

- No Chain Involved
- Four Bedrooms, En-Suite Shower
- Viewing Recommended
- Modern Kitchen & Refitted Bathroom



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

Having engineered oak flooring, radiator, dado rail and understairs storage cupboard.

CLOAKROOM

With w.c, vanity basin having cupboards under and storage space to side.

LOUNGE

14' 9" x 13' 1" (4.5m x 3.99m)

With radiator and feature fireplace having electric fire. Double doors to:

DINING ROOM

10' 9" x 12' 8" (3.28m x 3.86m)

With engineered oak flooring, radiator and door to rear garden.

MODERN KITCHEN

12' 2" x 9' 3" (3.71m x 2.82m)

Having an extensive range of cream cupboard and drawer units with matching wall cupboards and quartz worktops. One and a half bowl undermount stainless steel sink unit with mixer tap over and cupboard under. Integrated appliances to include dishwasher, washing machine, four ring electric hob with extractor hood over and wall mounted double oven to side having further cupboards above and below. Space for tall fridge freezer, radiator, door to garden and boiler cupboard housing Vaillant gas boiler. Complementary wall and floor tiling and door to garden.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder. The loft is partly boarded.

BEDROOM ONE

10' 7" x 15' 3 MAX" (3.23m x 4.65m)

Having a range of built in wardrobes with matching dressing table and drawer units. Radiator and door to

FULLY TILED EN-SUITE SHOWER

With corner wash basin having cupboard under, heated towel rail and shower enclosure with folding shower screen door. Fully tiled walls.

BEDROOM TWO

10' 7" x 12' 0" (3.23m x 3.66m)

Having views over the rear garden and the nature reserve. Radiator and range of built in wardrobes.

BEDROOM THREE

7' 1" x 9' 7" (2.16m x 2.92m)

Having laminate wood flooring, radiator and views of the garden and nature reserve.

BEDROOM FOUR

10' 6" x 9' 7" (3.2m x 2.92m)

An 'L' shaped room with radiator and built in wardrobe.

RE-FITTED SHOWER ROOM

6' 1" x 6' 3" (1.85m x 1.91m)

Having a large walk in shower with glazed screen and waterproof wall panelling. Pedestal wash hand basin, w.c., radiator and complementary wall tiling.

OUTSIDE

There is a spacious driveway to the front providing ample parking for several vehicles which leads to the:

GARAGE

16' 6" x 8' 9" (5.03m x 2.67m)

With electric roller door, under eaves storage space, light, power and personal entrance door from the garden.

GARDENS

The front garden is attractive and well stocked with shrubbery borders, A gate at the side leads to the very appealing rear garden having an open aspect to the rear as the garden backs onto the nature reserve. The garden has a large paved patio, ornamental pond, sunny seating area with stone chippings and timber pergola, plus lawn and shrubbery borders. Timber fencing forms the boundaries. There is a electric power connection, outdoor tap and a summerhouse.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

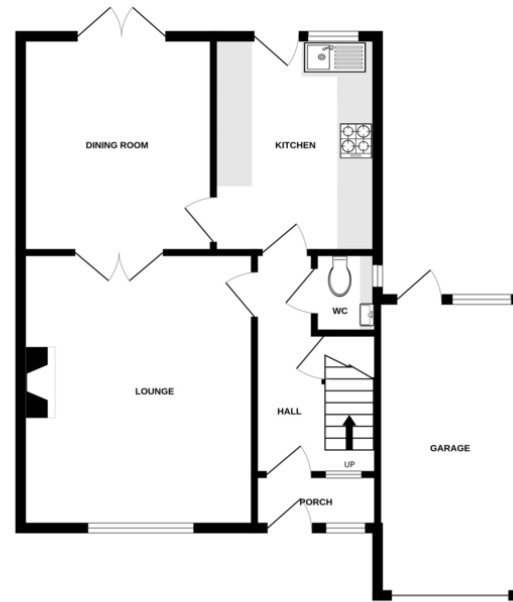
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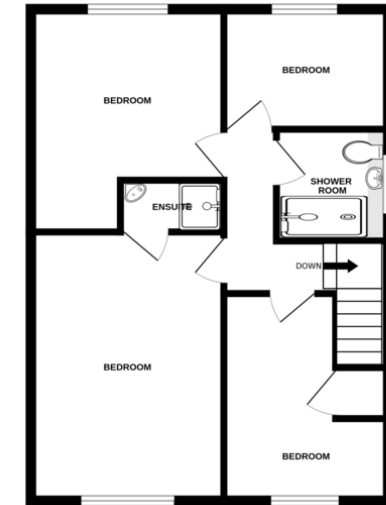
W: www.juliephilpot.co.uk

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

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.
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This property's energy rating is C. It has the potential to be B.

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

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