



JULIE PHILPOT
RESIDENTIAL



31 Inchbrook Road | Kenilworth | CV8 2EW

This comprehensively remodelled five-bedroom detached dormer property provides spacious and versatile accommodation finished to a high standard, set in one of Kenilworth's most desirable locations close to Kenilworth Common and The Greenway. Extended and reconfigured for modern multi-generational family living, the property generous living space, a super open-plan kitchen with marble worktops, double bedrooms across two floors and large landscaped garden, garden cabin and ample driveway parking.

£795,000

- Remodelled Five-Bedroom Detached Home
- Self-Contained Garden Cabin/Summer House
- Prime Kenilworth Location Near The Common & The Greenway
- Luxury Shower Room and Two En-Suites



FULL DESCRIPTION

This comprehensively remodelled five-bedroom detached dormer home offers generous, flexible accommodation with a quality finish throughout, set in a sought-after area of Kenilworth. The ground floor features a welcoming hallway, large lounge/diner, and lovely open-plan refitted kitchen. Also on the ground floor is an impressive master bedroom with walk-in dressing area and en-suite. There are two additional double bedrooms, one of which benefits from an en-suite, as well as a separate family bathroom. The first floor provides two further well-proportioned bedrooms, ideal for family life, guests or home working. Outside is a mature, landscaped and tiered rear garden with a private, sunny aspect and self-contained garden cabin with bar and games room, ideal for entertaining.

ENCLOSED PORCH

With composite front entrance door, radiator and further part glazed door to:

ENTRANCE HALL

With replacement oak doors leading off to all rooms, tall radiator, staircase leading to the first floor and useful storage/cloaks cupboard with power and light.

LOUNGE AREA

12' 2" into chimney breast x 15' 7" (3.71m x 4.75m)

A stylish room which is a great size with bay window, engineered oak flooring and wood panelled walls, tv point, radiator, coved ceiling cornice and wood burning stove set on a brick hearth with oak mantel over.

DINING/FAMILY AREA

12' 6" x 12' 1" (3.81m x 3.68m)

With space for dining table and chairs, engineered oak flooring, feature panelled walls, tall radiator and door leading to the principal ground floor bedroom suite. To the family area is a further tall radiator, wall mounted TV point, feature wood panelled wall and French double doors leading out to the rear decked terrace.

OPEN PLAN FITTED KITCHEN

22' 6" x 9' 3" (6.86m x 2.82m)

An open plan design incorporating a modern kitchen with a range of high quality painted cupboard and drawer units with matching wall cupboards, deep pan drawer and tall larder storage units. Marble work surfaces extending to form breakfast bar. over. Inset sink unit with mixer tap over, integrated dishwasher and automatic washing machine under. Integrated fridge and separate freezer.

Space suitable for Range cooker (available by negotiation) with stainless steel splashback and extractor hood over. Grey laminate wood flooring and ceiling spotlights. Lovely views over the rear garden.

MASTER BEDROOM

21' 6" max x 10' 7" max (6.55m x 3.23m)

With lovely garden views, double doors and Juliet balcony. Wood panelled walls, radiator, free standing triple wardrobe providing plenty of hanging and storage space. Door to:

DRESSING ROOM

7' 1" x 6' 5" (2.16m x 1.96m)

With radiator and door to:

EN-SUITE BATHROOM

Fitted with a modern white suite comprising panelled bath, low level w.c, vanity sink wash hand basin and walk in shower enclosure with mains fed 'rainfall' shower.' Tall chrome heated towel rail/radiator, part tiled walls in complementary ceramics, extractor fan and inset ceiling spotlights.

DOUBLE BEDROOM TWO

11' 5" x 10' 9" (3.48m x 3.28m)

Situated to the front of the property with walk-in bay window, tall radiator, TV aerial point and door to:

EN-SUITE SHOWER ROOM

Shower enclosure with sliding door and mains fed shower, half vanity sink unit, towel rail and part tiled walls.

BEDROOM THREE

14' 8" x 10' 0" (4.47m x 3.05m)

An additional double room with radiator and coved ceiling cornice.

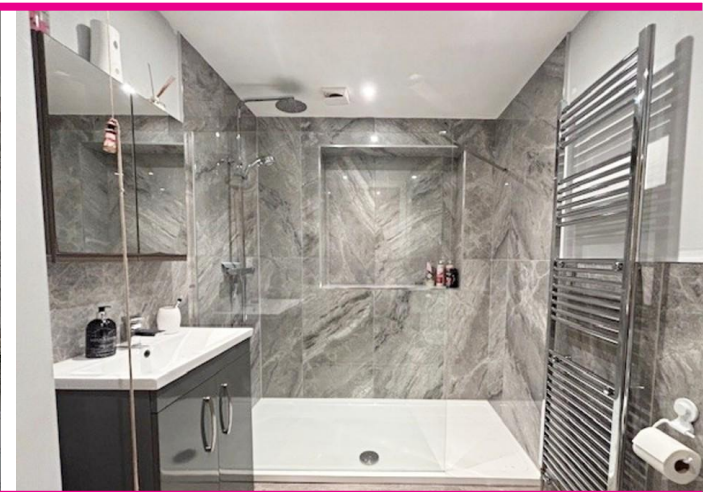
LUXURY FAMILY SHOWER ROOM

8' 3" x 6' 4" (2.51m x 1.93m)

With a large walk in shower enclosure with recessed shelving and rainfall mains fed shower. Vanity wash basin and low level w/c. Tall radiator/towel rail, wood laminate flooring, part tiled walls in complimentary ceramics and extractor fan.

FIRST FLOOR LANDING

Being naturally lit via a 'Velux' skylight window, inset ceiling spotlights and replacement oak doors leading off to all rooms.





BEDROOM FOUR

15' 6" max x 13' 2" max (4.72m x 4.01m)

With 'Velux' skylight window, useful under eaves storage space, radiator and rear garden views.

BEDROOM FIVE

8' 8" x 8' 4" min + recess (2.64m x 2.54m)

With radiator, views over the rear garden and under eaves storage space.

OUTSIDE

PARKING

To the front of the property is a large block paved driveway providing ample parking.

GARAGE STORE

7' 5" x 4' 8" (2.26m x 1.42m)

With up and over door and housing the gas fired central heating boiler.

REAR GARDEN

The private, tiered rear garden is a particular feature of the property and enjoys a sunny south-west facing aspect, composite decking seating area and large covered storage area beneath. There is outside solar lighting, power and water taps. Steps lead down to the shaped areas of lawn and further timber decked patio area ideal for seating and entertaining with space for a trampoline.

SELF-CONTAINED CABIN/SUMMER HOUSE

To the rear of the garden is a detached cabin/summerhouse with double glazed windows and doors, is fully insulated and has light and power. The cabin is large and generous in size and offers a wide variety of uses for families, it is at present used as a games and separate bar/entertaining area but could also be used as additional outdoor living space as a family room or as a treatment room or home office. There is plenty of flexibility.

POOL/GAMES AREA

16' 6" x 10' 6" (5.03m x 3.2m)

With full size pool table included.

BAR AREA

13' 4" x 10' 7" (4.06m x 3.23m)



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

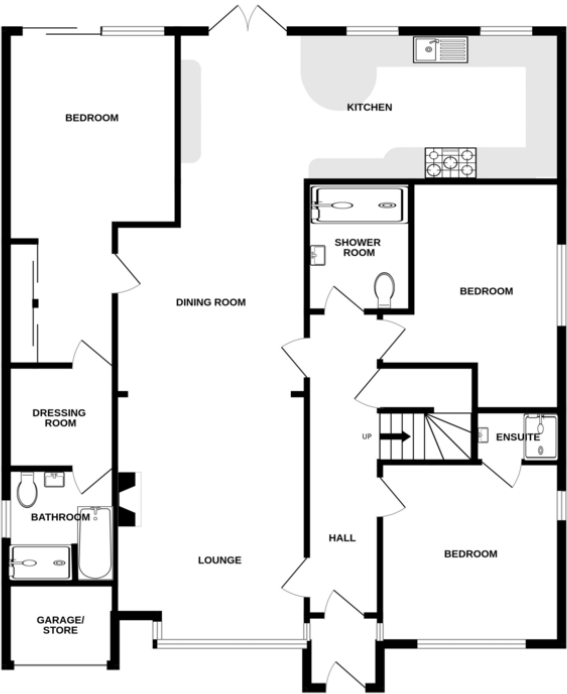
T: 01926 257540

E: sales@juliephilpot.co.uk

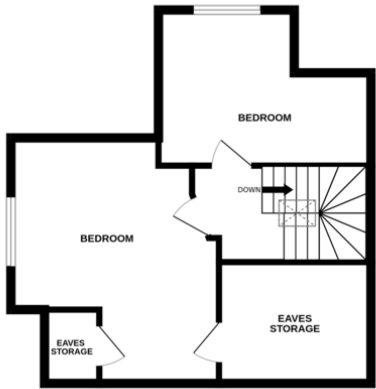
W: www.juliephilpot.co.uk

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
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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