



JULIE PHILPOT
RESIDENTIAL



5 Pencraig Close | Kenilworth | CV8 2NT

A spacious and well planned detached property in a cul de sac location with the added advantage of a large ground floor extension with bi-fold doors opening up the living room into the sunny garden. There are four bedrooms, the master with an en-suite, the garage has been converted to provide additional living space. There is also a separate study/office.

Offers In Region Of £550,000

- Extended Family Home
- Four Bedrooms, Master En-Suite
- Cul De Sac Location, Adjacent to Park Hill School
- Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

Having radiator, oak flooring, telephone point and cloaks storage cupboard.

CLOAKROOM

With concealed cistern W.C, pedestal wash basin and tiled splashback.

KITCHEN

15' 8" x 8' 9" (4.78m x 2.67m)

Having an extensive range off cream cupboard and drawer units with matching wall cupboards, tall pull out larder unit, integrated dishwasher and washing machine and space for tall side by side fridge/freezer. Built in double oven, gas hob with extractor hood over. Vaillant gas boiler, radiator and side entrance door.

LARGE OPEN PLAN LIVING ROOM

DINING AREA

17' 5" x 7' 7" (5.31m x 2.31m)

With oak flooring.

LIVING AREA

24' 2" x 14' 3" (7.37m x 4.34m)

Having oak flooring, tall radiator, feature fireplace, two wall light points and wonderful corner design Schuco bi-fold doors.

STUDY

8' 7" x 8' 5" (2.62m x 2.57m)

With Radiator and oak flooring.

FIRST FLOOR LANDING

Having airing cupboard housing hot water cylinder and fitted shelving. Access to roof storage space.

MASTER BEDROOM

11' 9" x 10' 9" (3.58m x 3.28m)

Having Garden views, radiator and built in double wardrobe.

ENSUITE

With corner shower, W.C, vanity wash basin and heated towel rail.

BEDROOM TWO

10' 9" x 8' 8" (3.28m x 2.64m)

With Garden views, radiator and built in double wardrobe.

BEDROOM THREE

10' 7" x 8' 4" (3.23m x 2.54m)

With double wardrobe and radiator.

BEDROOM FOUR

10' 9" x 7' 2" (3.28m x 2.18m)

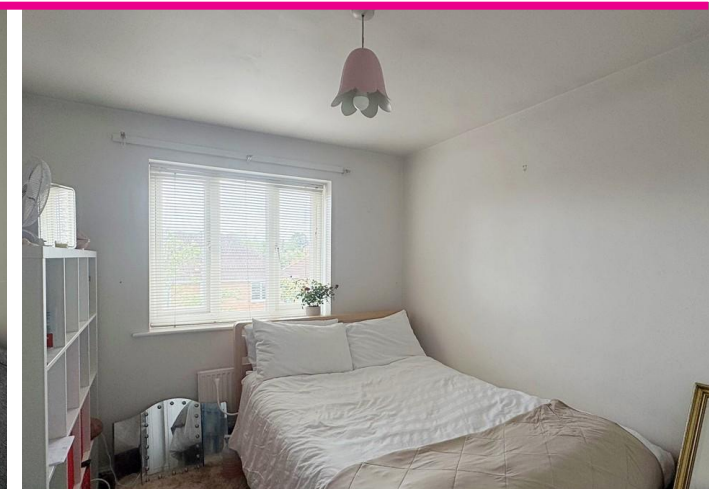
Having double wardrobe and radiator.

BATHROOM

With panelled bath having Mira shower and folding shower screen over. Vanity wash basin with cupboard under, W.C and heated towel rail.

OUTSIDE

To the front is driveway parking for two vehicles, plus an area of lawn. Access at the side leads to the sunny south-west facing rear garden with generous wrap around patio, area of lawn and mature shrubs. There is a barbeque and eating area to the side enjoying privacy.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

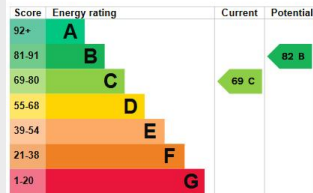
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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



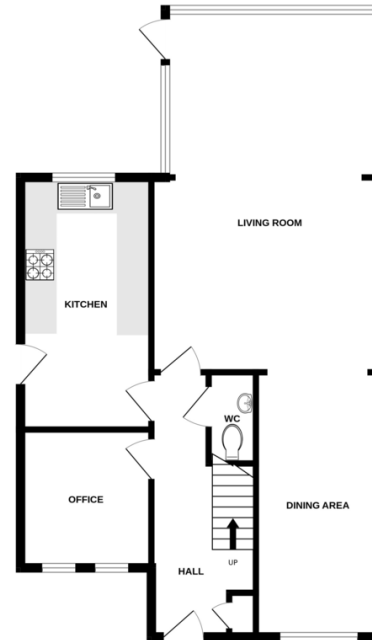
The graph shows this property's current and potential energy rating.

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.

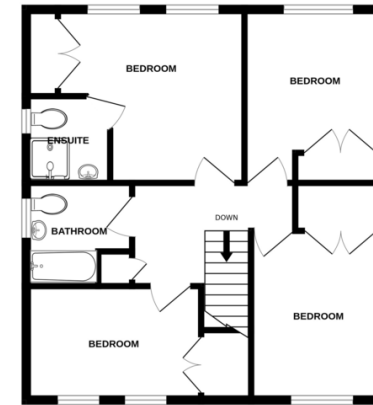
For properties in England and Wales:

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

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1353sq.ft. (125.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 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