



JULIE PHILPOT
RESIDENTIAL



66 Martin Drive | Kenilworth | CV8 2LR

An immaculate, well planned family home immediately available with 'No Chain' involved. The property, constructed five years ago with NHBC guarantee, is in a nice and quiet location on the outskirts of Kenilworth enjoying an attractive landscaped and private rear garden plus garage and driveway parking. There is a stylish lounge with media wall, large open plan kitchen/diner, cloakroom, utility and four double bedrooms, two of which have en-suites.

£665,000

- Viewing Essential
- Four Bedrooms, Two En-Suites, Window Shutters
- Immaculate Home With No Chain
- Private Landscaped Rear Garden



Property Description

DOOR TO

ENTRANCE HALL

With radiator, understairs storage cupboard and central heating thermostat.

UTILITY ROOM

4' 7" x 4' 5" (1.4m x 1.35m)

With space and plumbing for a washing machine and tumble dryer, complementary worktop over for storage and a cupboard housing the Ideal Logic gas boiler.

CLOAKROOM

With w.c, wall hanging basin and radiator.

OPEN PLAN KITCHEN/ DINER

14' 5" x 20' 2" (4.39m x 6.15m)

A superb open plan design to the rear of the property having an extensive range of high gloss cupboard and drawer units with contrasting worksurfaces and matching wall units. Integrated Bosch appliances to include a full size dishwasher, tall fridge freezer, four ring hob with glass splash back, extractor hood over and electric oven under. In the dining area is plenty of space for a full size table, chairs and other furniture. Radiator and French double doors lead to the rear garden and patio.

LOUNGE

17' 1" x 11' 2" (5.21m x 3.4m)

A lovely room with walk in bay window with window shutters, two radiators and bespoke media wall with shelving to side, storage cupboards and contemporary electric 'hole in wall' fire.

FIRST FLOOR LANDING

BEDROOM TWO

10' 2" x 12' 6" (3.1m x 3.81m)

A spacious double room located to the rear of the property with window shutters, views towards University of Warwick and Kenilworth Road, radiator and built in wardrobes with opaque glazed sliding doors. Door to

EN-SUITE

With large shower enclosure and glazed shower screen door and vanity wash basin with drawers under. Radiator and complementary tiling.

BEDROOM THREE

10' 3" x 10' 7" (3.12m x 3.23m)

A third double bedroom located to the front with radiator and window shutters.

BEDROOM FOUR

9' 6" x 8' 2" (2.9m x 2.49m)

This room has been used as a double, it is a home office at present. It is located to the front of the property with radiator and window shutters.

BATHROOM

10' 4" x 7' 2" (3.15m x 2.18m)

Having panelled bath, w.c, vanity wash basin with drawers under and separate shower with glazed screen door. Complementary tiling. Heated towel rail.

SECOND FLOOR LANDING

Having access to roof storage space via pull down loft ladder. Airing cupboard housing a pressurised hot water cylinder.

MASTER BEDROOM

14' 3" x 10' 2" (4.34m x 3.1m)

Having two Velux windows, radiator and range of professionally fitted opaque glazed wardrobes with sliding doors, there is also additional access to the under eaves storage space. Door to:

EN-SUITE SHOWER ROOM

9' 4" x 5' 4" (2.84m x 1.63m)

Having vanity wash basin with drawers under, w.c and corner shower with sliding glazed door. Heated towel rail.

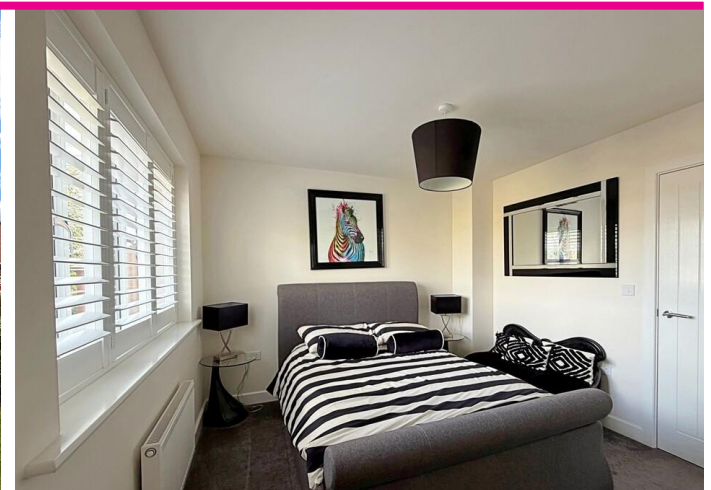
OUTSIDE

GARAGE & PARKING

There is a single garage to the side of the property with an up and over door, light, power and under eaves storage. In front of the garage is driveway parking for other vehicles.

GARDENS

The frontage has a small and easily maintained garden with shrubbery borders. Gated access as the side leads to the very attractive and private rear garden having been professionally landscaped in order to provide an ideal solution for gardeners and for entertaining. There is a nice paved patio, an area of lawn and shrubbery borders. A further feature to this home is the additional garden to the rear which is accessed via a gate that leads to a further garden overlooking fields where the sellers have planted several soft fruit trees.



Tenure

Freehold

Council Tax Band

F

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 B. It has the potential to be A.

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

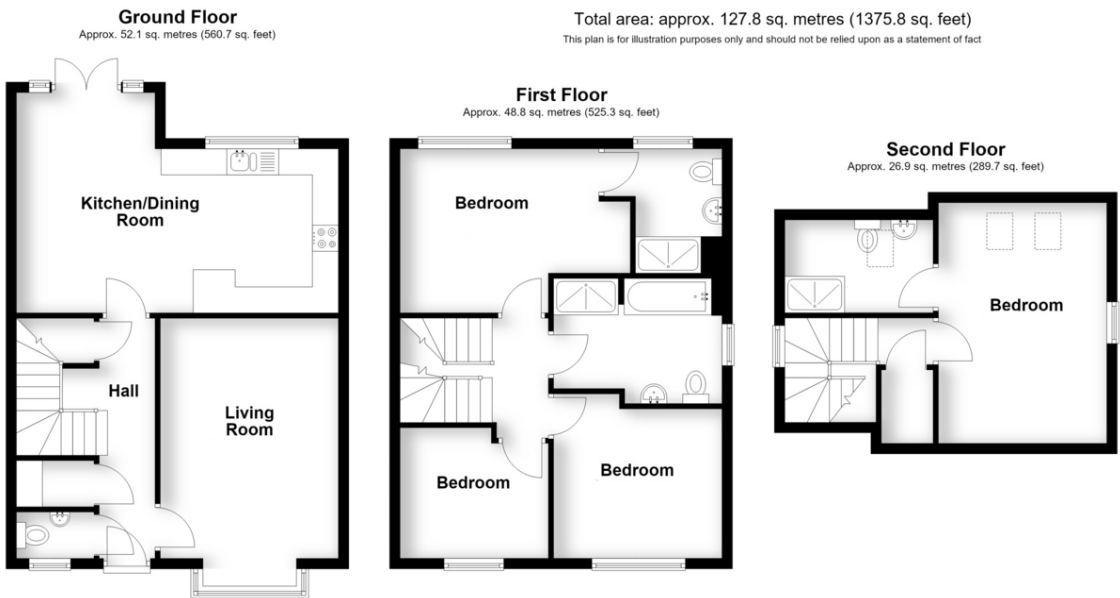


The graph shows this property's current and potential energy rating.

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



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