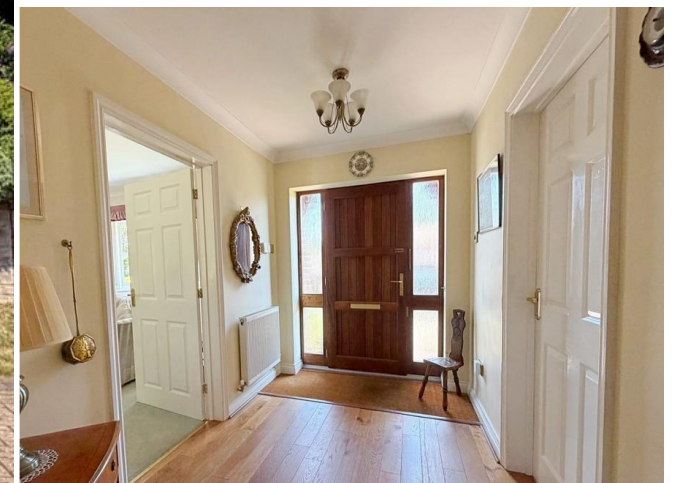




ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL



## 2 Gloster Drive | Kenilworth | CV8 2TU

£645,000

An individually designed detached and well planned bungalow providing spacious living within this small and exclusive development just off Manor Road within a short stroll of the old High Street, Abbey Fields, Castle and open countryside. The property benefits from a large living room with direct garden access, a kitchen/diner and two double bedrooms, the master with en-suite. Outside is an attractive and private rear garden, a garage and a covered car port.

- No Chain Involved
- Two Double Bedrooms, Master En-Suite
- Spacious, Well Planned Living
- Garage & Car Port



## Property Description

### **DOOR TO**

### **LARGE ENTRANCE HALL**

A generous and welcoming entrance to the property with original parquet flooring, inset matwell, smoke detector and access to roof storage space. Large built in double door cloaks storage cupboard and airing cupboard housing hot water cylinder and having fitted shelving. To the rear of the hallway is a door providing garden access.

### **LIVING ROOM**

20' 7" x 14' 0" (6.27m x 4.27m)

A large and airy reception room with dual aspects and also providing space for being used as a lounge/diner if preferred. Bay window to the front and French double doors to the rear providing direct garden access. Limestone feature fireplace with fitted gas fire.

### **KITCHEN/BREAKFAST ROOM**

13' 7" x 13' 7" (4.14m x 4.14m) 'L' Shaped Room  
Having an extensive range of oak cupboard and drawer units with matching wall cupboards, bay window to the front, space for table and chairs and cupboard housing Vaillant gas boiler. Integrated Neff appliances to include four ring gas hob, extractor hood, wall mounted oven, built in microwave, dishwasher and washer/dryer. Radiator.

### **MASTER BEDROOM**

13' 7" x 12' 0" (4.14m x 3.66m)

With built in double door wardrobes, radiator and door to:

### **EN-SUITE BATHROOM**

Having a panelled bath, vanity wash basin with cupboard under, w.c., heated towel rail, shaver point, extractor fan and complementary tiling.

### **DOUBLE BEDROOM TWO**

11' 1" x 10' 3" (3.38m x 3.12m)

Having rear garden views, radiator and range of built in wardrobes.

### **BATHROOM**

With panelled bath, wash basin and w.c.  
Complementary tiling and heated towel rail.

### **OUTSIDE**

#### **GARAGE**

17' 9" x 9' 0" (5.41m x 2.74m)

Located to the rear of the property with electric up and over door, light, power and personal side entrance door.

#### **CAR PORT**

To the side of the garage is a covered car port providing additional parking.

### **GARDENS**

The front of the property has natural brick walling with shrubbery planting above with a few steps leading up to the front door. The private rear garden is attractive and relative low maintenance with an area of lawn, shrubbery border and sunny paved patio area. Gated access leads to the shared side driveway.



# Tenure

Freehold

# Council Tax Band

F

# Viewing Arrangements

Strictly by appointment

# Contact Details

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## Energy rating and score

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

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



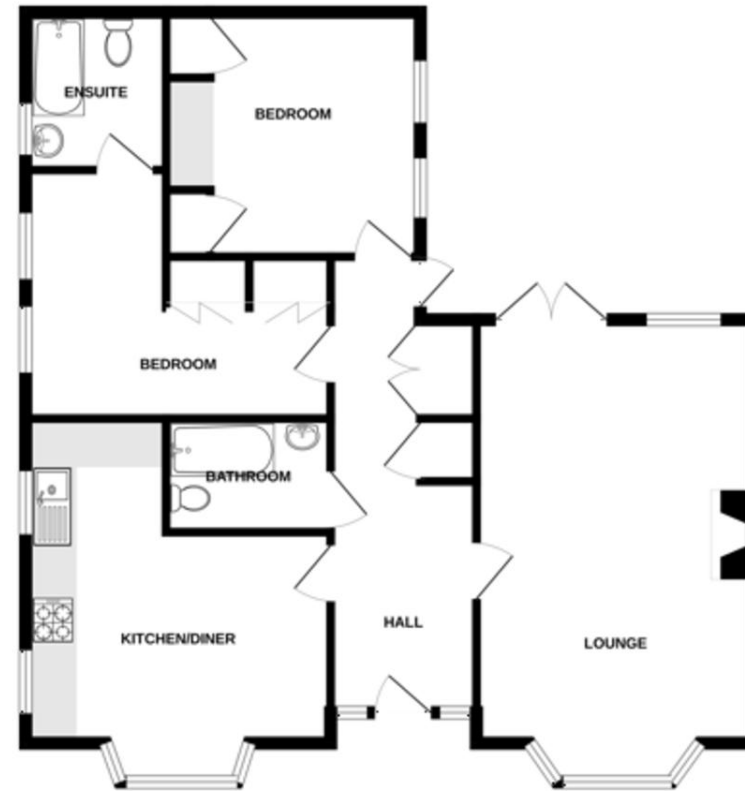
The graph shows this property's current and potential energy rating.

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

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyPlan 12/24



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