



JULIE PHILPOT
RESIDENTIAL

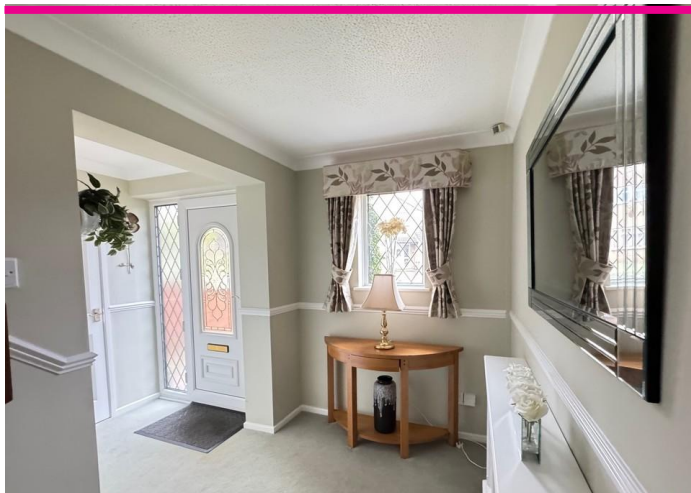


26 Thirlestane Close | Kenilworth | CV8 2PW

£415,000

A superb semi detached property having been extended to the side to provide a ground floor cloakroom and larger than average kitchen. This is a delightful property, tastefully presented and benefitting from well planned and spacious accommodation with a sunny south facing garden enjoying a high degree of privacy. The property is on a corner plot within this quiet cul de sac, there are three bedrooms and three reception rooms plus the kitchen and modern refitted shower room. The house is ready to move into, the location is very convenient and viewing is highly recommended.

- Extended Semi Detached House
- Private Garden, Garage & Drive
- Three Bedrooms & Three Receptions
- No Chain Involved
- Corner Plot



Property Description

DOOR TO

EXTENDED RECEPTION HALL

A welcoming reception to the property having built in cloaks storage cupboard, radiator with radiator cover over, dado rail, central heating thermostat and understairs storage.

CLOAKROOM

With concealed cistern w.c., wall mounted wash basin, heated towel rail and tiled walls.

LOUNGE

15' 0" x 10' 6" (4.57m x 3.2m)

Having bay window, feature stone fireplace with gas fire, radiator and archway to:

DINING ROOM

13' 6" x 10' 9" (4.11m x 3.28m)

A large dining room with radiator, wall light point and patio doors to:

CONSERVATORY/GARDEN ROOM

10' 3" x 10' 0" (3.12m x 3.05m)

Having tiled floor, ceiling light/fan, fitted blinds and tiled roof.

KITCHEN

11' 7" x 11' 6" (3.53m x 3.51m)

Having been extended to the side of the house, this is a great size kitchen with an extensive range of modern cream cupboard and drawer units and matching wall units with lighting under. Central island unit with cupboards under and granite worktop. Round edged worksurfaces, one and a half bowl sink unit, Bosch integrated dishwasher, Neff four ring electric hob with Neff extractor over. Belling wall mounted double oven having further storage cupboards above and below. Hoover integrated washing machine and integrated Liebherr tall fridge/freezer. Complementary tiling and side entrance door.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

13' 0" x 8' 11" (3.96m x 2.72m) Exc Wardrobes
Having a full height and wall to wall range of built in bedroom furniture incorporating wardrobes, drawer units, bedside tables and head board. Radiator and further built in storage cupboard.

BEDROOM TWO

10' 8" x 9' 3" (3.25m x 2.82m)
With built in triple wardrobe having sliding doors, radiator, dado rail and rear garden views.

BEDROOM THREE/STUDY

9' 5" x 6' 4" (2.87m x 1.93m)
With radiator and built in wardrobe/storage cupboard housing Worcester gas boiler. This room has been used as home office.

MODERN SHOWER ROOM

6' 1" x 6' 0" (1.85m x 1.83m)
A modern refitted shower room with corner shower enclosure, w.c., vanity wash basin with double cupboard under and further built in storage cupboards and display/storage area over. Radiator, fully tiled walls, extractor fan and heated towel rail. Corner mirrored door cabinet.

OUTSIDE

GARDENS

The property is situated on a generous corner plot. The gardens to the front and rear provide easy maintenance with 'astro' turf lawn, slate chippings and low level shrubbery borders. From the front a gate at the side provides access to the rear garden where there is also a nice size patio with steps leading to the further garden area as well as direct access to the garage.

GARAGE & PARKING

To the rear of the property is a SINGLE GARAGE with up and over door and personal side entrance door to the garden. In front of the garage is driveway parking.

FIXTURES AND FITTINGS

There are various items of furniture within the property that may be available by separate negotiation. The carpets, curtains and blinds will be included within the purchase price.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

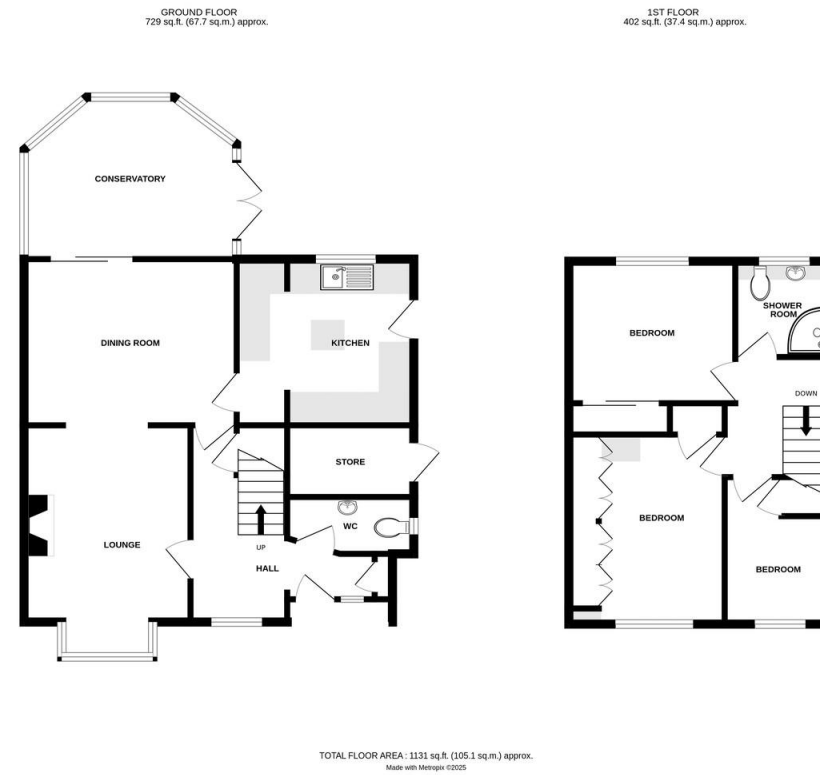
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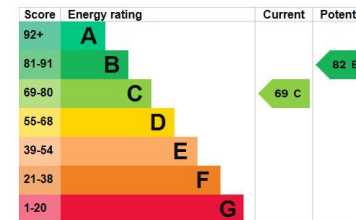
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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