



27 Clarendon Road | Kenilworth | CV8 1HZ

£595,000

A lovely detached property having been modernised, remodelled and newly refurbished by the present sellers. This detached home has four good size bedrooms and super open plan ground floor living and is in an ideal location being within a few minutes' walk of the town centre. The present sellers have improved this property in a stylish and sympathetic modern manor since purchasing to include brand new double glazing, kitchen upgrade with quartz worktops, the refitting of both bathroom and en-suite, new radiators in a mid century design as well as engineered wood flooring in a herringbone design to the ground floor plus interior redecoration and landscaping of the gardens.

- No Chain Involved
- Four Bedrooms, Master En-Suite
- Spacious Accommodation & Loft Room
- Super, Town Location



Property Description

OAK DOOR TO

ENTRANCE HALL

Having hand crafted oak staircase with storage cupboards under. Radiator, Harvey Maria LVT flooring with guarantee and access to:

OPEN PLAN LOUNGE & DINER

LOUNGE

18' 0" x 10' 9" (5.49m x 3.28m)

Having feature fireplace, wall tv bracket, mid century design radiator, engineered wood flooring in herringbone style with matt finish professionally fitted by Warwickshire Flooring. Step up to:

DINING ROOM

18' 2" x 7' 5" (5.54m x 2.26m)

With mid century design radiator, engineered wood flooring in herringbone style to match the lounge. These two rooms provide great space and are lovely and light with an airy feel.

KITCHEN

13' 9" x 11' 5" (4.19m x 3.48m)

Having an extensive range of gloss units with quartz worktops and Harvey Maria LVT flooring with guarantee. There is a large central island with undermount sink having space and plumbing under for dishwasher. Space and plumbing for washing machine, Bosch oven and microwave oven with grill over, four ring Neff induction hob with extractor hood over. Boiler cupboard housing the Worcester gas boiler. Built in wine rack, fitted display shelving and space for tall fridge/freezer. (NOTE - the present sellers may be prepared to sell the kitchen white goods plus the dryer, located in the garage, within the sale price by separate negotiation).

FIRST FLOOR LANDING

Having access to a LOFT ROOM.

MASTER BEDROOM

11' 9" x 9' 6" (3.58m x 2.9m) Exc Wardrobes

With rear garden view, radiator and built in wardrobe/airing cupboard. Built in wardrobes leads to the:

DRESSING AREA AND EN-SUITE

This is a nice dressing area with sliding door to the recently refitted en-suite having a large walk in shower, vanity basin with cupboard under and w.c. Complementary tiling, heated towel rail and extractor.

BEDROOM TWO

11' 6" x 8' 8" (3.51m x 2.64m)

With vaulted ceiling, radiator and built in wardrobe.

BEDROOM THREE

11' 2" x 8' 8" (3.4m x 2.64m)

With vaulted ceiling, radiator and wardrobe space.

BEDROOM FOUR

10' 9" x 7' 7" (3.28m x 2.31m)

With radiator.

RE-FITTED BATHROOM

Having been refitted with panelled bath having shower and glazed shower screen over, wall hanging wash basin and w.c. Heated towel rail and complementary tiling.

LOFT ROOM

This loft room is accessed via a pull down wooden loft ladder and can provide temporary/occasional work space with two skylight windows and under eaves storage space.

OUTSIDE

PARKING

There is a block paved drive to the front and side of the property which provides ample car parking.

SINGLE GARAGE

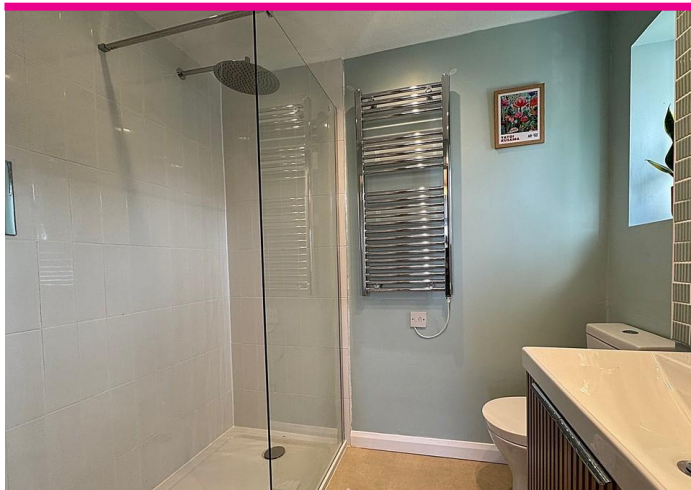
With double timber doors and side entrance door from the garden, light and power are connected.

GARDENS

The property benefits from easily maintained gardens. The front area has the parking space plus natural brick walling forming the boundary. The rear garden has a decking area and sunny seating area with lawn and raised beds. Timber fencing forms the boundaries. The rear garden is compact and ideal for a town centre home.

FIXTURES AND FITTINGS

The present sellers have the kitchen white goods available by separate negotiation. These include: Samsung fridge/freezer, Haier washing machine which is 6 months old as at March 25, Indesit tumble dryer.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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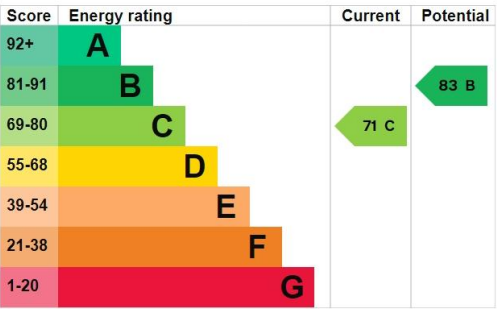
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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.