



JULIE PHILPOT
RESIDENTIAL



49 Inchbrook Road | Kenilworth | CV8 2EW

£795,000

A unique opportunity to purchase this 'one-off', individual and well planned detached bungalow with three generous bedrooms plus a self contained annexe/apartment that can provide independent living for additional family members who will also feel part of the home or an investment opportunity. The accommodation is spacious throughout, having been modernised and improved by the present sellers in a modern, stylish and tasteful manner. The lounge, conservatory and kitchen provide plenty of space for entertaining with a sunny aspect and sunny garden views. The property sits on a generous corner plot with large frontage providing parking for several vehicles with access to the garage.

- Viewing Essential
- Detached Bungalow With Annexe
- Four Bedrooms
- Large Plot & Plenty of Parking
- Viewing Recommended



Property Description

DOUBLE DOORS LEADS TO

WELCOMING 'L' SHAPED RECEPTION HALL

With cloaks storage cupboard, tiled floor, radiator and access to roof storage space.

LIVING ROOM

27' 3" x 13' 5" (8.31m x 4.09m) Max

A spacious room with high ceilings, a light and airy feel with lots of natural light. Original parquet flooring, two radiators, feature stone fireplace and plenty of room for living room furniture and the flexibility to provide a dining area or study area as well.

CONSERVATORY

11' 4" x 7' 2" (3.45m x 2.18m) Having a tiled floor, two wall light points and French doors leading to the rear garden.

KITCHEN/DINER

19' 9" x 12' 8" (6.02m x 3.86m)

A lovely large kitchen/diner having plenty of space for entertaining plus an extensive range of cupboard and drawer units with matching wall cupboards. One and a half bowl sink unit, space and plumbing for both a washing machine and dishwasher plus space for fridge and freezer. Belling range cooker with chimney extractor hood over in a traditional style oven housing. Display wall units and plate display rack, radiator and built in wine rack. Cupboard housing the Worcester boiler fitted in 2023.

BEDROOM ONE

12' 0" x 11' 7" (3.66m x 3.53m)

With radiator.

BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m)

With radiator.

BEDROOM THREE

9' 4" x 7' 1" (2.84m x 2.16m)

With radiator.

BATHROOM/SHOWER ROOM

A very nice modern refitted shower room with corner shower enclosure, vanity sink unit with double cupboard under and w.c. Fully tiled walls in complementary ceramics, tiled floor and tall built in storage unit.

INNER HALL ANNEXE ACCESS

From the front of the property an entrance door leads to this inner hallway with access into the bungalow as well as private door access to the annexe.

APARTMENT STUDIO

LIVING ROOM/BEDROOM FOUR

20' 5" x 14' 8" (6.22m x 4.47m) Max

This room offers great scope for multiple uses depending upon the owner's needs. At present it is used as an independent flat for the family, it can also be used as an art studio or a treatment/consulting room with private entrance. There is laminate flooring, French doors with window shutters leading to the patio area, a radiator and wall mounted tv bracket. If used as a bedroom there is room for a double bed and wardrobe too in addition to a lounge area for seating. In addition is a small kitchen area with stainless steel sink, integrated fridge and electric oven.

SHOWER ROOM

Having fully tiled shower with glazed screen, corner wash basin with cupboard under and w.c.

OUTSIDE

GARAGE & PARKING

The property has a large frontage which can provide plenty of vehicle parking. There is a SINGLE GARAGE with light and power connected.

GARDENS

The front garden has an area of lawn with dwarf brick walls forming the front boundary. Access at the side leads to the private rear garden enjoying a sunny south facing aspect where there is plenty of room for relaxation and offering low maintenance. There is a large patio area to the rear of the property which leads to the lawn with sleepers and stone chippings to one side again for easy maintenance.



Tenure

Freehold

Council Tax Band

E

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

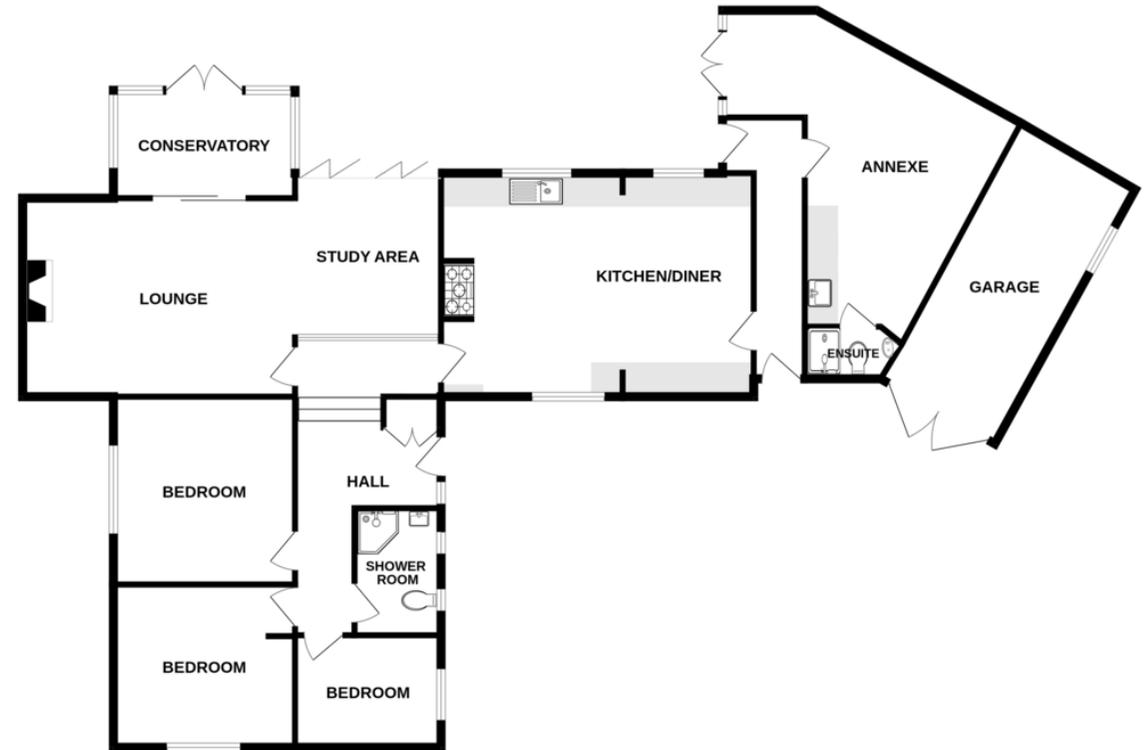
The graph shows this property's current and potential energy rating.

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
1687 sq.ft. (156.7 sq.m.) approx.



TOTAL FLOOR AREA: 1687 sq.ft. (156.7 sq.m.) approx.
Made with Metropix 62025

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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