



16 Nason Grove | Kenilworth | CV8 2HU

£385,000

A unique modern home with a much larger than average sunny rear garden, including a kitchen garden. There are three good size bedrooms, a large conservatory, further separate reception room, kitchen, cloakroom and modern bathroom. To the outside are two allocated car parking spaces. The location is nice and quiet being 'tucked' away yet within easy walking distance of local amenities.

- Viewing Essential
- Three Bedrooms, Two Reception Rooms
- Large Rear Garden
- Allocated Parking for Two Cars



Property Description

CANOPY PORCH

Door to:

ENTRANCE HALL

With radiator and smoke detector.

CLOAKROOM

With W.C. vanity basin having double cupboards underneath and radiator.

LIVING/DINING ROOM

14' 4" x 13' 6" (4.37m x 4.11m)

Having parquet flooring, two radiators, understairs storage cupboard and French double doors to conservatory.

KITCHEN

7' 8" x 8' 9" (2.34m x 2.67m)

Having cupboard and drawer units and matching wall cupboards. Miele four ring gas hob with electric oven under and extractor hood over, one and a half bowl sink unit, space and plumbing for washing machine and slimline dishwasher.

CONSERVATORY

15' 6" x 21' 8" (4.72m x 6.6m)

With log burner and French doors to the rear garden. Built in worktop with cupboard and drawer units under.

FIRST FLOOR LANDING

BEDROOM ONE

14' 4" x 8' 9" (4.37m x 2.67m)

With radiator and dual aspects.

BEDROOM TWO

14' 4" x 8' 9" (4.37m x 2.67m)

With built in storage cupboard having fitted shelving and wall mounted Worcester gas combi boiler and radiator.

BEDROOM THREE

8' 3" x 8' 1" (2.51m x 2.46m)

With built in storage cupboards and radiator.

BATHROOM

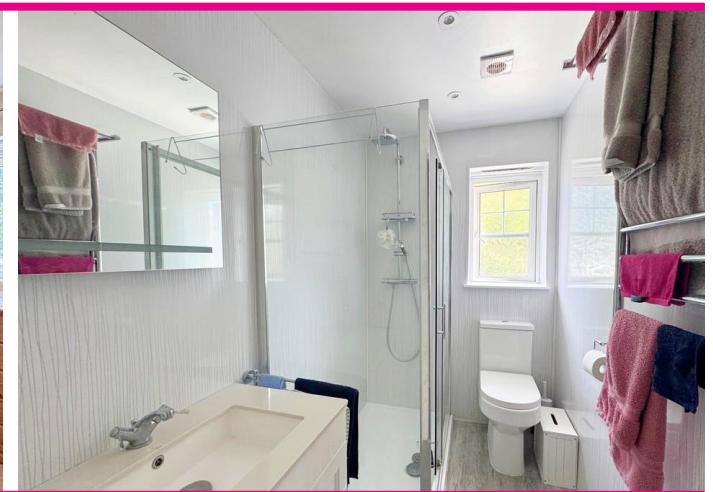
Having been refitted to provide a shower room with large walk in shower enclosure with glazed screen, w.c., and vanity wash basin with cupboard under. Heated towel rail and complementary tiling.

OUTSIDE

The attractive rear garden is much larger than average extending to the rear and the side of the plot. There is a paved patio with dwarf retaining wall, gated side access with a couple of steps that lead up to the lawned area with well stocked mature shrubbery borders. Towards the end of the garden one path leads off to the side to an additional 'secret' garden area which is currently the kitchen and flower garden with raised beds, stone chippings in-between a greenhouse, two large timber sheds and water butts.

PARKING

Allocated parking for two cars.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

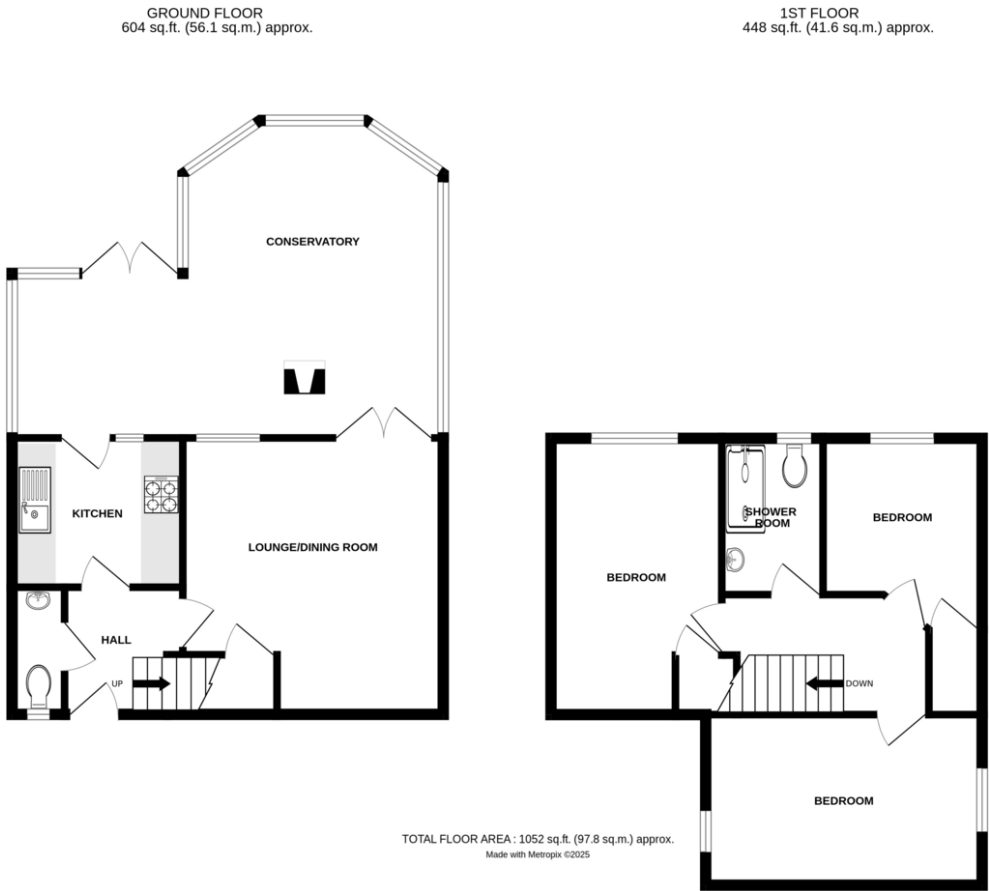
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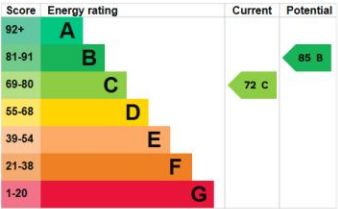
W: www.juliephilpot.co.uk

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



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