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RESIDENTIAL



39 St. Nicholas Avenue | Kenilworth | CV8 1JW

£465,000

A traditional double bayed semi detached property with extended open plan living to the rear and a sunny, south west facing. The present sellers have recently improved the property to include professionally hand made solid wood fitted wardrobes in bedroom one and a hand made storage unit in the lounge where there is also a log burner and a nice front aspect. The large kitchen is lovely and large and is perfect for entertaining. The location is very sought after being with a short walk of the town centre, Castle Farm, Abbey Fields and open countryside.

- Extended Semi Detached House
- Mature Good Size Rear Garden
- Open Plan Kitchen/Diner/Family Room
- Driveway & Garage



Property Description

ENCLOSED PORCH

With quarry tiled floor, porthole window, storage space and door to

ENTRANCE HALL

Having useful understairs storage cupboard, solid wood flooring, downlights and smoke detector.

LOUNGE

14' 7" x 11' 4" (4.44m x 3.45m)

Having a bespoke hand made double door storage unit, bay window, radiator and log burner with oak mantle over.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

18' 7" x 17' 0" (5.66m x 5.18m)

A wonderful open plan, modern room perfect for families and couples alike. This kitchen has an extensive range of cupboard and drawer units with matching wall cupboards. There are beech block worktops, a Belfast sink, integrated AEG dishwasher, wine fridge and Smeg range cooker with six gas burners, double oven and glass extractor hood. There is also space for a tall fridge/freezer and the beech worktop provides a small breakfast bar area to one end. You then have open access to the dining area, as well as an additional seating area with double doors providing direct access to the rear garden. It has laminate wood flooring, two radiators and an archway through to

STAIRCASE TO FIRST FLOOR

An oak spindled staircase leads to the first floor landing with side window and smoke detector. The loft is partially boarded, insulated and access via a pull down metal ladder.

BEDROOM ONE

14' 8" x 8' 8" (4.47m x 2.64m)

A good size double room with a range of professionally hand made solid wood fitted wardrobes, bay window and Victorian style radiator.

BEDROOM TWO

11' 5" x 10' 4" (3.48m x 3.15m)

A second double bedroom to the rear of the property overlooking the garden with a radiator and cupboard housing a Vaillant gas combi boiler, which is two years old as at June 2025.

BEDROOM THREE

8' 2" x 6' 3" (2.49m x 1.91m)

Located to the front of the property with radiator and 'Oriel' feature window. This room is at present used as a study.

MODERN BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m)

Having a 'p' shaped panelled bath with shower over and glazed shower screen. Vanity wash basin with cupboard under and w.c. Heated towel rail and complementary tiling, timber wall panelling and extractor fan.

OUTSIDE FRONT

There is a dwarf retaining wall to the front boundary, an area of lawn and mature hedging border. The driveway provides parking and leads to

SINGLE GARAGE

With up and over door, plumbing for washing machine and personal door to rear garden.

REAR GARDEN

The delightful rear garden is a special feature of the property, with a sunny south west aspect, good size patio and decking area and a generous lawn with mature shrubs, ornamental trees and hedging. There is also a paved area for a barbeque and the shed. To the side of the property there is also a log store, bin storage and an outdoor tap.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

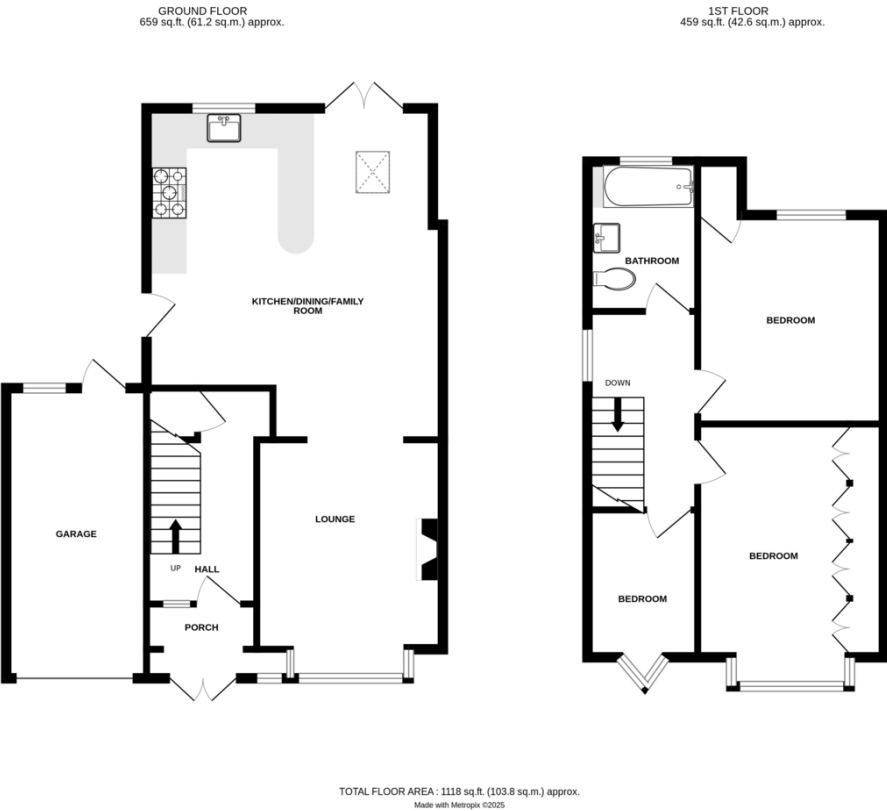
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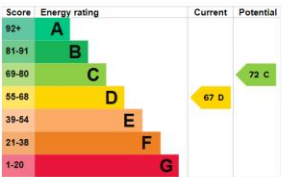
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's energy rating is 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