



4 Jacox Crescent | Kenilworth | CV8 2NJ

£410,000

An immaculately presented home benefitting from a recent ground floor extension which provides a superb open plan kitchen/diner/family room with bi-fold doors and a utility room. There is a separate lounge to the front overlooking an open green, three bedrooms and a recently refitted bathroom on the first floor. The present sellers have modernised this home with a neutral colour scheme, oak internal doors, new heating and modern radiators plus a Nest heating system. Outside is a delightful garden enjoying a high degree of privacy, a garage and further driveway parking.

- Sought After Location
- Popular Schools Within A Short Walk
- Viewing Essential
- Modernised, Immaculate & Extended



Property Description

DOOR TO

ENTRANCE HALL

With ceramic tiled flooring, radiator and understairs storage cupboard.

LOUNGE

12' 8" x 10' 6" (3.86m x 3.2m)

Having a feature fireplace supplied and fitted by Manor House Fires of Kenilworth with gas fire. Radiator and pleasant views over an open green area to the front.

EXTENDED OPEN PLAN

KITCHEN/DINER/FAMILY ROOM

24' 0" x 17' 0" (7.32m x 5.18m) Max

A fabulous open plan and generous room located to the rear of the property with bi-fold doors providing direct access to the rear garden. The kitchen area has an extensive range of hand made and painted oak cupboard and drawer units in a hand-less design with matching range of wall cupboards. There are deep pan drawers, large cutlery drawer, carousel corner unit and large bookcase/display area. To complete the kitchen is a large granite central island with under-mount double size stainless steel sink with water filter tap. Integrated appliances to include Hotpoint double oven, five burner black glass hob with extractor and cupboard over, dishwasher and tall fridge/freezer. To the side of the kitchen is a matching painted oak pantry unit. All this complemented by stainless steel splashbacks.

FAMILY/DINING AREA: in addition to the extensive kitchen units is a generous living area plus a dining area both provide plenty of space for dining and lounge furniture with underfloor heating.

UTILITY ROOM

Having granite worktops and cupboards to match the kitchen. Stainless steel sink with pull out airer over, space for tall fridge/freezer along with space and plumbing for washing machine and dryer. Door to rear garden.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder. The gas combination boiler is located in the loft.

BEDROOM ONE

13' 0" x 8' 3" (3.96m x 2.51m) Exc Wardrobes
Having a wall to wall range of hand made and hand painted professionally designed and fitted solid oak bedroom furniture to include wardrobes, cupboard and drawer units and central unit with hide and slide doors for a tv to be located. Radiator and further shelved linen storage cupboard. Open aspect over green to the front.

BEDROOM TWO

10' 9" x 9' 0" (3.28m x 2.74m) Exc Wardrobes
A second double room with rear garden views, radiator and a range of built in wardrobes with sliding doors.

BEDROOM THREE

9' 5" x 6' 5" (2.87m x 1.96m)
Located to the front of the house with open green views. Radiator and built in wardrobe.

BATHROOM

A modern re-fitted fully tiled bathroom with panelled bath having fixed head shower over and glazed shower screen. Vanity wash basin with cupboard under and concealed cistern w.c. Heated towel rail and electric shaver point.

OUTSIDE

GARAGE & PARKING

There is driveway parking to the front and side of the property providing parking for several vehicles. The drive leads to the single garage which has an electric remote control up and over door with light, power and under eaves storage.

GARDENS

The front of the property provides easy maintenance with an area of lawn, additional block paved parking and mature shrubs. A gate at the side leads to the very attractive rear garden enjoying a high degree of privacy. The garden is ideal for al fresco dining with paved patio and further seating area plus a full width composite decking area to the rear for the bbq. An area of lawn has a small shrubbery side border and timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

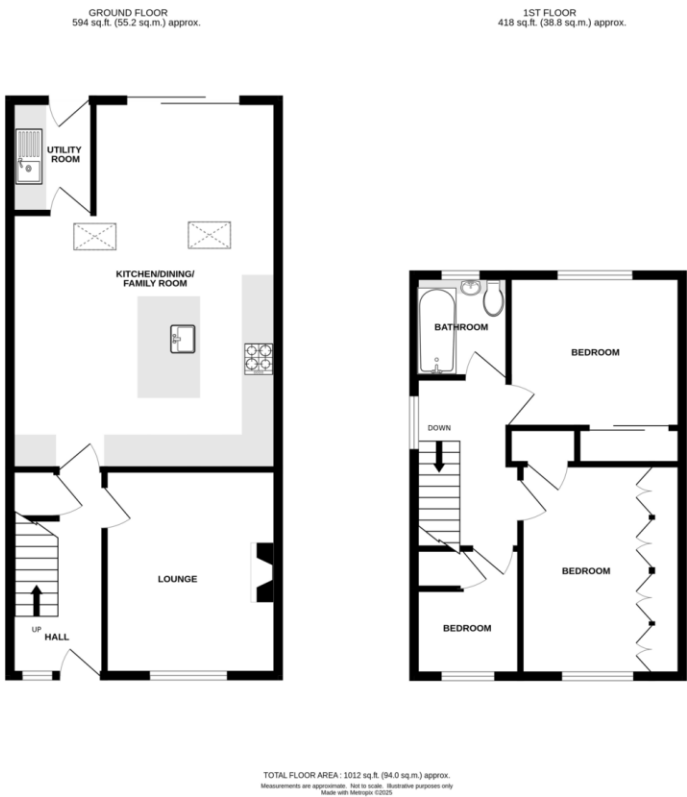
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

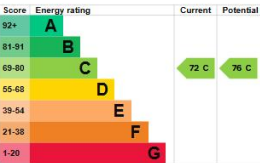
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



Energy rating and score

This property's energy rating is C. 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