

JULIE PHILPOT

RESIDENTIAL

T: 01926 257540 | E: lettings@juliephilpot.co.uk | W: www.juliephilpot.co.uk



27 SUNCLIFFE DRIVE, KENILWORTH, CV8 1FH

£2,750 PCM FURNISHED OPTIONAL



27 SUNCLIFFE DRIVE, KENILWORTH, CV8 1FH

Suncliffe Drive is a very light and airy home throughout, featuring multiple, generous and well proportioned living and bedroom spaces. There is plenty of flexibility for tenants to enjoy and create a layout that will work best for them. At present the ground floor has a luxury guest room which can also easily be a further reception room, there is air conditioning in the house, a great bonus when the weather is warm, this system is a reverse cycle system which can also provide heating as well as cooling. the house benefits from traditional gas central heating and double glazing. The bathroom and en-suites have been refitted along with the kitchen/diner and a purpose built summer house which could be a home office if needed. Location wise it is ideal for an easy walk into town and open countryside.

RECEPTION HALL

With inset matwell, radiator, understairs storage space and central heating thermostat.

'L' SHAPED LOUNGE/DINER

22' 9" x 20' 3" (6.93m x 6.17m) Max Overall

KITCHEN/DINER

22' 9" x 14' 0" (6.93m x 4.27m)

Integrated Bosch appliances include a four ring induction hob, stainless steel extractor hood over, wall mounted double oven with warming drawer under and a dishwasher. Franke one and a half bowl sink unit, integrated fridge/freezer and plenty of worktop space.

UTILITY ROOM

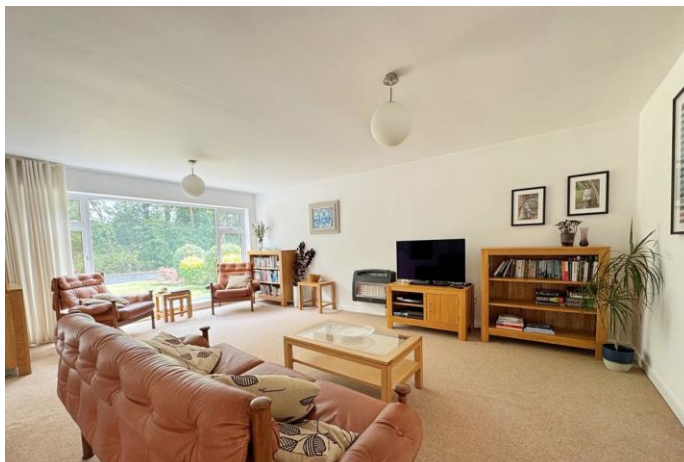
With space and plumbing for washing machine and space for tumble dryer over. Single drainer sink with double cupboard under and side entrance door.

GROUND FLOOR GUEST BEDROOM

18' 6" x 14' 9" (5.64m x 4.5m). There is an extensive range of bespoke built in furniture providing ample storage, a vaulted ceiling and a range of drawer units. Tall wall radiator and French double doors with direct garden access.

FULLY TILED SHOWER ROOM

Large walk in shower a vanity wash basin and concealed cistem w.c. Heated towel rail, extractor fan, Velux window, underfloor heating and mirrored door cabinet.



CLOAKROOM

Having been refitted with a vanity basin and concealed cistem w.c., heated towel rail and purpose built cloaks storage space.

FIRST FLOOR GALLARIED LANDING

With radiator, airing cupboard housing hot water cylinder and fitted shelving. Access to roof storage space.

MASTER BEDROOM

14' 6" x 11' 0" (4.42m x 3.35m) Exc Wardrobes

With an extensive range of professionally fitted bedroom furniture including wardrobes, bedside tables with drawers under and king size bed has and headboard to match. Additional drawer storage units.

REFITTED EN-SUITE

With large shower having sliding glazed screen door, concealed cistem w.c., vanity basin with cupboards under and heated towel rail. Mirrored door wall cabinet.

BEDROOM TWO

11' 9" x 9' 0" (3.58m x 2.74m)

With radiator and wall to wall range of built in wardrobes with sliding doors.

BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m)

Having rear garden views, radiator and wall to wall range of built in wardrobes with sliding doors.

BEDROOM FOUR

11' 7" x 8' 9" (3.53m x 2.67m) Exc Wardrobes

With radiator and double wardrobe.

REFITTED BATHROOM

Having a large walk in shower, vanity basin with display area and cupboards under. Concealed cistem w.c., extractor and heated towel rail. Fully tiled.

OUTSIDE

DOUBLE GARAGE

16' 7" x 14' 5" (5.05m x 4.39m)

Having up and over door, light, power and personal side entrance door. Wall mounted Worcester gas boiler.

FRONTAGE

To the front is an area of lawn with a generous driveway providing parking for several vehicles.



REAR GARDEN

An attractive rear garden enjoying a sunny aspect and a high degree of privacy. There is a large full width patio and an area of lawn with shrubbery borders. A path leads to:

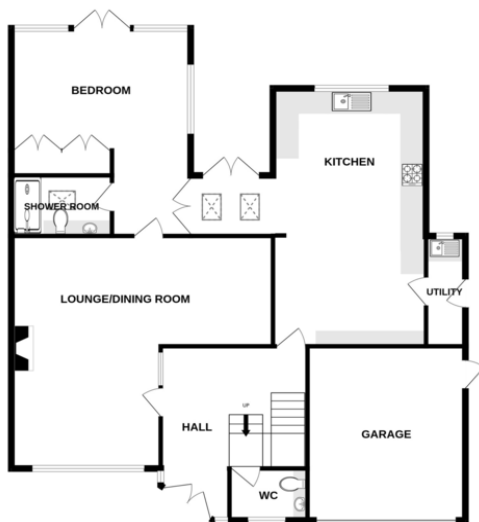
GARDEN ROOM/SUMMERHOUSE

19' 4" x 9' 2" (5.89m x 2.79m)

Of timber construction being insulated and benefiting from light and power. This room can be a garden room or it can also be a home office.

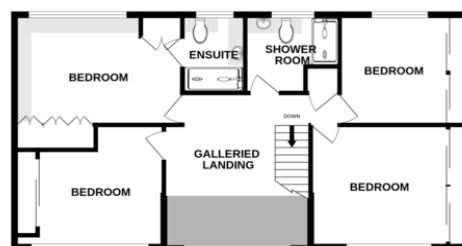


GROUND FLOOR
1670 sq.ft. (155.2 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 sq.m.) approx.
Made with Metropix ©2025

1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



- Available early December, Furnished or Unfurnished
- Four First Floor Bedrooms, inc Master Bedroom with En-Suite
- Ground Floor Guest Bedroom with Private En-Suite
- Modern Kitchen and Spacious Living Area
- Air Conditioning and Gas Central Heating
- Double Garage and Driveway Parking
- EPC Rating D, Council Tax Band G

Tenant Fees

Holding Deposit	One week's rent (example £2,750 pcm x 12 divided by 52) £634.61
Security Deposit	Five weeks rent where annual rent is less than £50,000, six weeks rent if above (£3173.07)

A full list of our Landlord and Tenant Fees is available to download at
www.juliephilpot.co.uk

W: www.juliephilpot.co.uk
E: lettings@juiephilpot.co.uk
T: 01926 257540

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.

