

# JULIE PHILPOT

RESIDENTIAL



## 2 Windmill Close | Kenilworth | CV8 2GQ

£565,000

A quietly located detached family home, in a cul de sac, with a sunny south facing large rear garden, garage and ample driveway parking. The property is well planned with a large living room opening into the dining room, four double/twin bedrooms, modern kitchen, cloakroom and small utility room.

This is a wonderful residential location near the 'Old Town', Abbey Fields and Kenilworth Common with easy access for commuters.

- No Chain Involved
- Large, Sunny Garden
- Four Bedrooms
- Quiet, Convenient Location
- Viewing Recommended



## Property Description

### LARGE ENCLOSED PORCH

With tiled floor and door to

### ENTRANCE HALL

Having original parquet flooring, radiator, central heating thermostat and two wall light points.

### CLOAKROOM

With wall hanging wash basin, concealed cistern w.c., wall mounted cupboards, radiator, extractor fan and complementary tiling.

### 'L' SHAPED LOUNGE/DINER

#### LOUNGE

19' 2" x 13' 6" (5.84m x 4.11m)

A lovely light and airy room with radiator, understairs storage cupboard, tv aerial connection and feature fireplace with gas fire. Open access to

#### DINING ROOM

10' 4" x 9' 9" (3.15m x 2.97m)

With radiator and patio doors to rear garden. Open access to

#### MODERN KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m)

Having range of cream high gloss units set under contrasting worksurfaces and integrated Neff appliances including slimline dishwasher, hob, oven and microwave and fridge and freezer. Inset one and a half bowl sink unit, extractor hood, ceiling downlights and heated towel rail.

### UTILITY ROOM

6' 9" x 4' 9" (2.06m x 1.45m)

With space and plumbing for washing machine and tumble dryer. Wall mounted Vaillant gas boiler, built in storage cupboard and personal side entrance door.

### STAIRCASE TO FIRST FLOOR LANDING

With access to roof storage space.

### BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.97m)

With radiator.

### BEDROOM TWO

11' 5" x 10' 1" (3.48m x 3.07m)

With radiator and lovely elevated views towards town.

### BEDROOM THREE

10' 3" x 9' 0" (3.12m x 2.74m)

Having radiator, telephone connection and dual aspect windows.

### BEDROOM FOUR

17' 7" x 6' 4" (5.36m x 1.93m)

A twin room with triple aspect, radiator and built in airing cupboard housing insulated hot water cylinder.

### BATHROOM

6' 9" x 7' 5" (2.06m x 2.26m)

Having panelled bath with Mira shower and curtain rail over. Pedestal wash basin, w.c, radiator, heated towel rail and complementary tiling.

## OUTSIDE

### GARAGE

19' 8" x 10' 4" (5.99m x 3.15m)

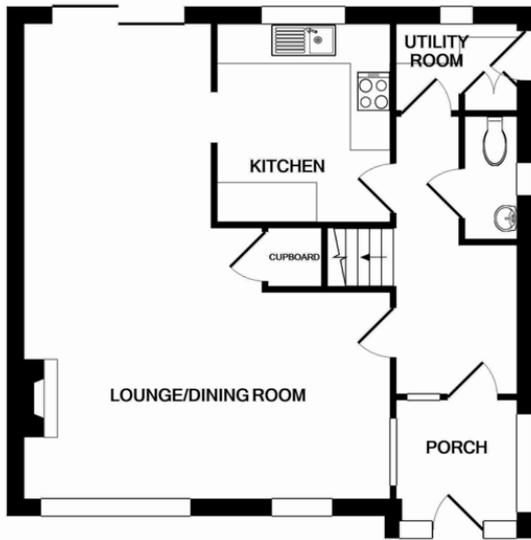
A larger than average garage with double timber doors, personal side entrance door, light and power.

## GARDENS

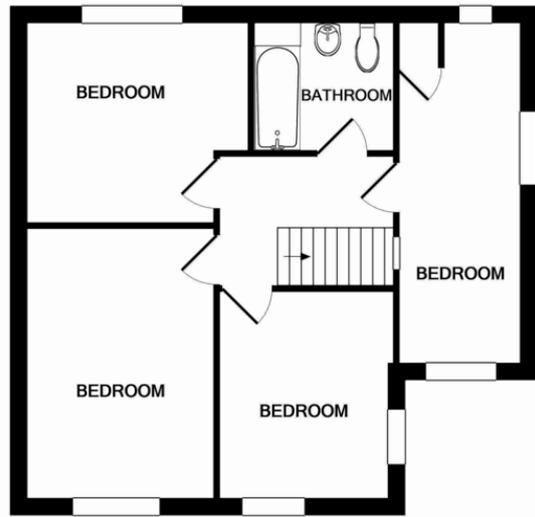
The front garden is laid to lawn with shrubbery borders and ample driveway parking. Access at the side leads to the attractive rear garden which has a sunny southerly aspect, paved patio area, lawn and mature shrubbery borders with an additional area to the end of the garden for a kitchen/vegetable garden. Timber fencing forms the boundary.

The rear garden is 70' x 38' approx. The greenhouse is included.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX FLOOR AREA 1209 SQ FT (112.4 SQ M)  
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## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

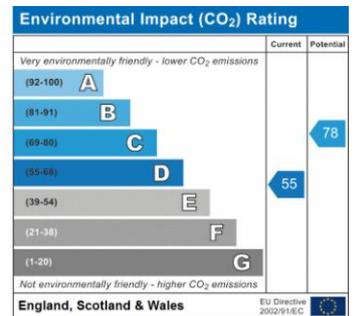
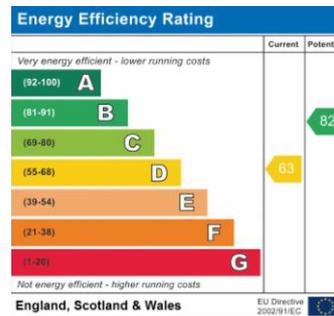
Strictly by appointment

## Contact Details

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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 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