

# JULIE PHILPOT

RESIDENTIAL



## 9 Jackson Grove | Kenilworth | CV8 2TG

£645,000

A great opportunity to purchase a large home which has been remodelled from the original design to provide flexible living with the advantage of a ground floor guest suite with double bedroom, en-suite and reception room which can be part of the overall family space or it can provide independent space for granny/guests.

The house also has generous sized and interlinking reception rooms plus a high gloss refitted kitchen with an island unit as well as utility room and four first floor bedrooms, the master with en-suite. Outside is plenty of parking and easily maintained gardens. This house is ideal for providing flexibility for those who may want to have a home office and visitors independent living as well large family space.

- Cul De Sac Location
- Large, Flexible Family Living
- Four Bedrooms Plus Guest Bedroom
- Modern High Gloss Kitchen/Breakfast Room
- Viewing Is Essential



## Property Description

### **DOOR TO ENTRANCE HALL**

Having tiled floor, radiator, smoke detector and understairs storage cupboard.

### **CLOAKROOM**

Having w.c, pedestal wash basin and radiator.

### **LOUNGE**

22' 0" x 11' 1" (6.71m x 3.38m)

With Amtico flooring, feature stone fireplace with fitted gas fire and marble hearth. Large walk in bay window, radiator and double opening doors to:

### **'L' SHAPED OPEN PLAN DINING ROOM & GARDEN ROOM**

#### **DINING ROOM**

11' 0" x 9' 0" (3.35m x 2.74m)

With Amtico flooring, radiator and opening into:

#### **GARDEN ROOM**

20' 5" x 10' 0" (6.22m x 3.05m)

A super reception room with views of and direct access to the rear garden. Radiator, vaulted style ceiling, dimmer switch and bracket for wall mounted tv.

#### **KITCHEN/BREAKFAST ROOM**

20' 8" x 11' 11" (6.3m x 3.63m)

Having been professionally designed and fitted in 2016 with an extensive range of high gloss grey cupboard and drawer soft closing units having contrasting worktops and plinth lighting. Integrated dishwasher, black gloss sink unit, Neff four ring glass hob, stainless steel and glass extractor hood over and Zanussi electric wall mounted oven. Space for side by side fridge freezer. Island unit with overhang providing a breakfast bar plus storage cupboards under. Tiled floor and door to

### **UTILITY ROOM**

8' 4" x 5' 3" (2.54m x 1.6m)

Having grey high gloss units to match the kitchen and inset stainless steel sink unit with cupboards under and tall pull out larder unit adjacent. Space and plumbing for washing machine, tiled floor, extractor fan and Potterton boiler. Door to rear garden and door to

### **FAMILY ROOM/GUEST LOUNGE**

17' 8" x 8' 8" (5.38m x 2.64m)

With radiator, access to roof storage space and door to:

### **GUEST BEDROOM**

9' 3" x 8' 3" (2.82m x 2.51m)

With radiator and door to:

### **ENSUITE SHOWER ROOM**

8' 2" x 5' 2" (2.49m x 1.57m)

Having a vanity basin and concealed cistern w.c, with built in storage cupboards, heated towel rail, fully tiled walls and tiled floor. Corner enclosed shower unit with steam and jet functions plus lights and wifi facility for music.

### **FIRST FLOOR LANDING**

Having access to roof storage space, built in storage cupboard with fitted shelving and airing cupboard housing Potterton pressurised water cylinder.

### **MASTER BEDROOM**

13' 1" x 11' 1" (3.99m x 3.38m) Excluding Door Recess

Having built in wardrobes, radiator and dressing table unit recess.

### **ENSUITE**

Having been refitted with a circular vanity wash basin with storage cupboards under and built in bathroom unit with additional storage, mirror and lighting above. Concealed cistern w.c and large shower enclosure with screen door.

### **BEDROOM TWO**

9' 0" x 11' 3" (2.74m x 3.43m)

With built in wardrobe and radiator.

### **BEDROOM THREE**

11' 4" x 8' 7" (3.45m x 2.62m)

Having built in wardrobes and radiator.

### **BEDROOM FOUR**

10' 0" x 8' 8" (3.05m x 2.64m)

With radiator and garden view.

### **FAMILY BATHROOM**

Having panelled bath, pedestal wash basin, w.c and separate fully tiled shower enclosure. Radiator.

### **OUTSIDE**

The front garden has an area of lawn and attractive shrubbery borders.

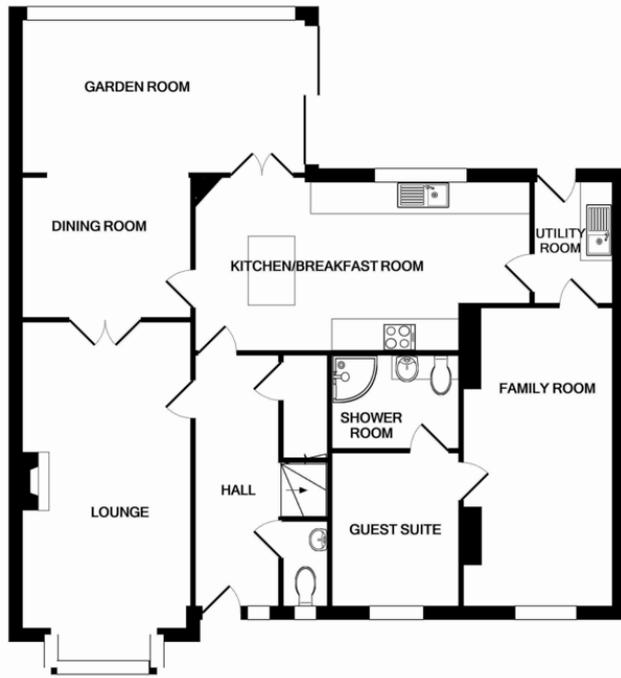
### **PARKING**

There is plenty of driveway parking for several vehicles.

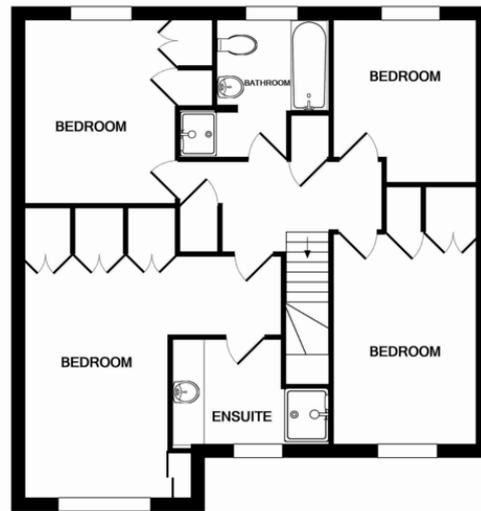
### **REAR GARDEN**

Access at the side of the property leads to the attractive rear garden enjoying a high degree of privacy. There is an area of lawn, timber decking providing ample seating areas plus a further timber decking patio area with space for timber summerhouse. Timber fencing forms the boundaries.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX FLOOR AREA 1938 SQ FT (180 SQ M)  
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## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

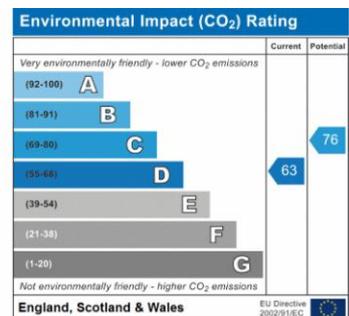
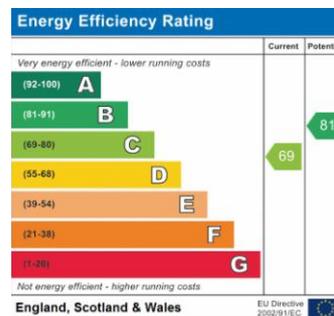
Strictly by appointment

## 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