

JULIE PHILPOT

RESIDENTIAL



2 Rawsley Drive | Kenilworth | CV8 2NX

£545,000

A great property providing flexible, extended accommodation with an open plan kitchen/diner/family room to the rear, lounge, useful utility room and cloakroom with on the first floor five good size bedrooms. The guest/master bedroom has an en-suite with a second double also having an en-suite shower, there are two further double bedrooms and the fifth bedroom, which could provide a home office too, if needed. Outside is a lovely garden which enjoys a high degree of privacy and a delightful pergola providing secluded seating. The location is just ideal with schools, shops, bus service and open countryside all being within easy walking distance.

- Extended Property
- Open Plan Kitchen/Diner
- Utility Room
- Five Bedrooms
- Viewing Recommended



Property Description

CANOPY PORCH

ENTRANCE HALL

With laminate flooring, understairs storage cupboard, smoke detector.

CLOAKROOM

With w.c and sink basin.

ATTRACTIVE LOUNGE

14' 9" x 13' 0" (4.5m x 3.96m)

A lovely room with feature fireplace, bay window, radiator and laminate floor. Telephone connection.

OPEN PLAN KITCHEN/DINER

20' 1" x 12' 2" (6.12m x 3.71m)

An open plan room providing ample space and having French double doors providing direct access to the rear garden. An extensive range of modern painted units set under oak worktops which extends to form a breakfast bar. Stainless steel under-mount sink unit, integrated dishwasher, Flavel range cookers with eight gas burners and extractor hood over. Dresser wall unit with glazed double doors, wine rack and pull out tray store, deep pan drawers and downlights. Space for dining table and chairs and space for side by side American style fridge/freezer.

UTILITY ROOM

7' 6" x 8' 5" (2.29m x 2.57m)

With stainless steel sink, cupboard units and space and plumbing for washing machine. Wall mount Baxi boiler, radiator and door to rear garden decking area.

STAIRCASE TO FIRST FLOOR LANDING

With built in linen cupboard.

GUEST/MASTER BEDROOM

13' 2" x 8' 4" (4.01m x 2.54m)

With vaulted ceiling, radiator and door to:

EN-SUITE

Having shower enclosure with Mira shower and glazed screen door. Pedestal wash basin, w.c, heated towel rail and extractor fan. Velux window and additional window.

BEDROOM TWO

13' 6" x 10' 7" (4.11m x 3.23m)

A further double bedroom which is presently used as the master bedroom. Built in wardrobes and archway to:

EN-SUITE SHOWER

An en-suite shower with corner shower enclosure, extractor fan and wash basin.

BEDROOM THREE

11' 9" x 10' 6" (3.58m x 3.2m)

With radiator and rear garden views.

BEDROOM FOUR

9' 3" x 7' 1" (2.82m x 2.16m)

With radiator and garden views.

BEDROOM FIVE

10' 7" x 9' 3" (3.23m x 2.82m) Max

This is an 'L' shaped room with radiator and good size built in wardrobe/storage cupboard.

BATHROOM

10' 5" x 6' 2" (3.18m x 1.88m) Max

A large bathroom with panelled bath having shower over, w.c and wash basin. Radiator, Velux window and complementary tiling.

OUTSIDE

PARKING

There is driveway parking to the front of the property for several vehicles.

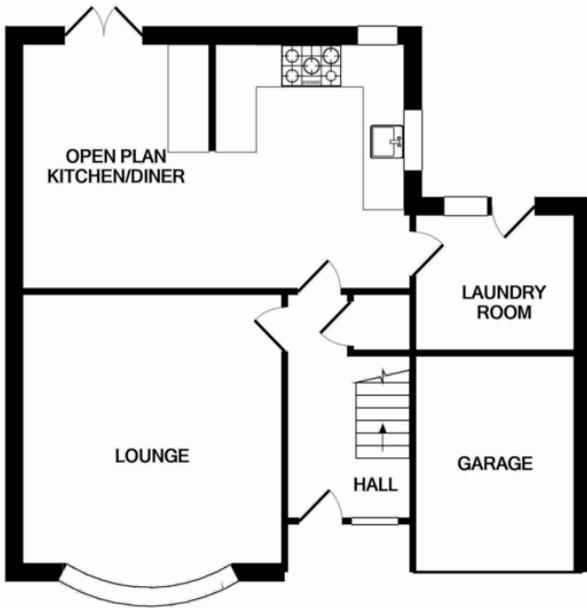
GARAGE

The garage is smaller but provides excellent storage, part of the garage has been used to provide the useful utility room off the kitchen.

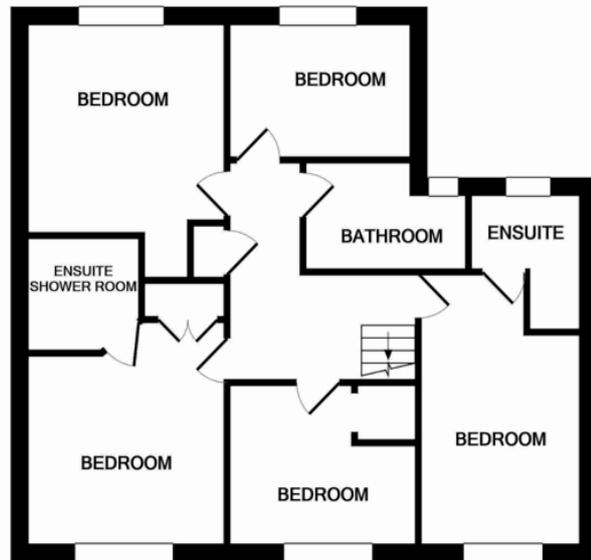
GARDENS

The front garden has an area of lawn and there is access at the side of the property to the attractive rear garden which enjoys a high degree of privacy and has an area of lawn plus a lovely timber decked seating area and timber pergola with a variety of plants.





GROUND FLOOR



1ST FLOOR

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Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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