

JULIE PHILPOT

RESIDENTIAL



46 Dalehouse Lane | Kenilworth | CV8 2HX

£489,950

A superb extended property, in immaculate order throughout, with four bedrooms plus bathroom and en-suite and offering spacious living in a modern open plan style plus a stylish lounge to the rear with access to the large landscaped garden which is perfect for socialising and al fresco dining. The garden has plenty of space, is sunny and has an additional play area for children to the rear. Outside is ample driveway parking.

- Extended Home With Large Garden
- Four Bedrooms
- Open Plan Kitchen/Diner
- En-Suite & Bathroom
- Viewing Essential



Property Description

CANOPY PORCH & DOOR TO

OPEN PLAN HALLWAY

With staircase to first floor, radiator and downlights.

OPEN PLAN KITCHEN/DINER

26' 0" x 17' 8" (7.92m x 5.38m) Max narrows to 11'4"
A super open plan design incorporating hallway area with seating area and French doors to rear courtyard.

KITCHEN

The kitchen is located to the front of the property and has an extensive range of painted cupboard units and tall larder units, wine rack, double Belfast sink unit, integrated dishwasher, integrated washing machine and tumble dryer, radiator and Rangemaster cooker. Space for side by side American style fridge/freezer.

DINING AREA

Having built-in corner seating unit with storage under.

CLOAKROOM

With w.c, pedestal wash basin, heated towel rail and cupboard housing Vaillant gas boiler.

LOUNGE

16' 5" x 15' 8" (5m x 4.78m)
A stylish room which is a great size and has a recently fitted fireplace with log burner, traditional style radiators, downlights and French doors to rear garden.

FIRST FLOOR LANDING

With smoke detector and access to roof storage space.
Inner hallway having two large built in storage cupboards.

MASTER BEDROOM

16' 6" x 12' 1" (5.03m x 3.68m)

Having rear garden views, radiator, dimmer switch and wardrobe storage recess. Door to:

EN-SUITE SHOWER ROOM

Having a large walk in shower with fixed head and hand held shower attachment and sliding shower screen door. Radiator, w.c and wash basin with cupboard under. Complementary tiling.

BEDROOM TWO

12' 0" x 10' 9" (3.66m x 3.28m)

With radiator and rear garden views.

BEDROOM THREE

13' 8" x 10' 5" (4.17m x 3.18m)

Having a really nice square bay window with window seat and views towards Kenilworth common. Dado rail and radiator.

BEDROOM FOUR/STUDY

7' 8" x 7' 0" (2.34m x 2.13m)

With radiator. This single bedroom is currently used as a study.

BATHROOM

With Mira shower and curtain rail over, wash basin and w.c. Heated towel rail, extractor fan and downlights.

OUTSIDE

To the front there is driveway parking for several vehicles and mature hedging forming the boundary.

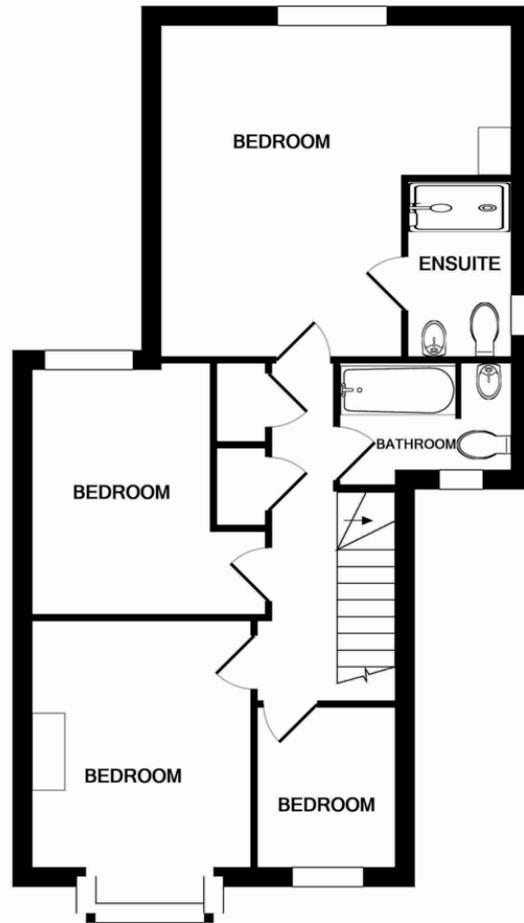
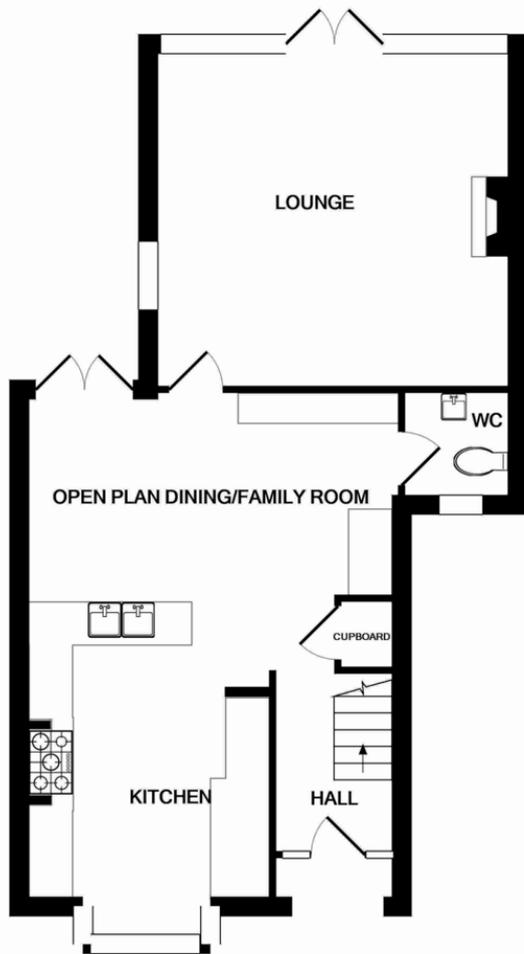
REAR GARDEN

The property has a fabulous rear garden being large, landscaped and having a high degree of privacy. There are several seating areas, plus an area of lawn and also to the rear of the garden is a perfect children's play area. In addition is a timber decked patio area which is perfect for outdoor eating and socialising.

Timber Shed

Timber Workshop





Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 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 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