

JULIE PHILPOT

RESIDENTIAL



33 Dudley Road | Kenilworth | CV8 1GP

£425,000

A largely extended and well planned property offering spacious accommodation with four bedrooms and recently re-fitted kitchen. There is a separate lounge with log burner and to the rear a large open plan kitchen/diner/family room having the modern fitted kitchen plus dining area and seating area as well as a cloakroom and utility room off and French doors providing direct access to the sunny rear garden. On the first floor are three double bedrooms, an extended bathroom with separate shower and then a converted loft with generous double bedroom and en-suite shower room. To the outside are attractive gardens plus driveway parking.

- Spacious, Extended Accommodation
- Four Double Bedrooms
- Large Bathroom & En-Suite to Master Bedroom
- Sunny Rear Garden
- Driveway Parking
- Viewing Essential



Property Description

DOOR TO

ENCLOSED PORCH

With door to

ENTRANCE HALL

A spacious and welcoming entrance hall having under stairs storage cupboard and smoke detector.

LOUNGE

13' 0" x 11' 10" (3.96m x 3.61m)

With radiator and recently fitted log burner.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

21' 2" x 19' 8" (6.45m x 5.99m) Max

KITCHEN/DINER/FAMILY AREA

Having a recently refitted range of modern grey cupboard and drawer units with matching range of wall cupboards providing plenty of storage space and with contrasting worksurfaces. One and a half bowl sink unit, radiator, tiled floor and side entrance door. Space for tall fridge/freezer. Archway to family area. Door to utility.

The dining area has plenty of space for dining table and chairs, tiled floor and leading to the family area with radiator, Velux skylight window and French door to rear garden.

CLOAKROOM

Having w.c, wash basin and extractor fan.

UTILITY ROOM

With space and plumbing for washing machine, space for tumble dryer, sink unit and range of cupboards. Wall mounted Worcester gas boiler.

FIRST FLOOR LANDING

With storage space to side and smoke detector.

DOUBLE BEDROOM ONE

13' 0" x 9' 4" (3.96m x 2.84m) plus door recess

A nice double bedroom with radiator and stripped floorboards. Range of built in wardrobes.

DOUBLE BEDROOM TWO

13' 6" x 10' 0" (4.11m x 3.05m)

A second double bedroom with rear garden views, radiator and wardrobe recess.

DOUBLE BEDROOM THREE

9' 9" x 9' 9" (2.97m x 2.97m)

This is another great size double bedroom on the first floor with stripped floorboards and radiator.

LARGE EXTENDED BATHROOM

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

A really spacious family bathroom having a separate, walk-in shower, vanity basin with cupboard under and panelled bath with central mixer tap. Heated towel rail, extractor fan, complementary tiling and tiled floor.

STAIRCASE TO SECOND FLOOR

MASTER EN-SUITE BEDROOM

14' 1" x 19' 3" (4.29m x 5.87m) Max

A loft conversion room with under eaves storage and dressing area with two Velux windows and door to

EN-SUITE SHOWER ROOM

Having corner shower enclosure, wash basin and w.c. Velux window, extractor fan, heated towel rail and complementary tiling.

OUTSIDE

FRONT DRIVEWAY

To the front of the property is a large parking area with stone chippings providing parking for several vehicles plus a ground anchor point for the safe storage of motorbike/trailer etc.

REAR GARDEN

There is a delightful rear garden having a sunny aspect, paved patio, lawn and shrubbery borders with timber fencing forming the boundaries.

Timber Shed.

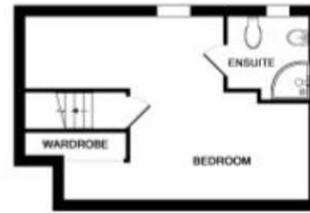




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX FLOOR AREA 1581 SQ FT (146.9 SQ M)
Made with floorplan 102817

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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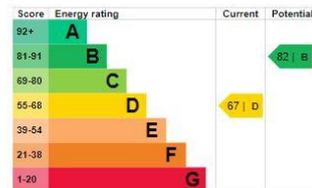
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Energy efficiency rating for this property

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

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



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 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