



JULIE PHILPOT
RESIDENTIAL



16 Pears Close | Kenilworth | CV8 1BS

£845,000

Set in an enviable and desirable location opposite Abbey Fields, close to the Castle and within a few steps of the 'Old Town' is this extended and well planned detached family home with four bedrooms, the master with en-suite, a large family bathroom and a study/bedroom five. There are also two separate reception rooms, a kitchen with utility off and outside will be found the very attractive south facing garden which enjoys a high degree of privacy. This is a property that must be viewed in order to be fully appreciated.

- No Chain Involved
- Four Bedrooms, Master En-Suite & Study
- Lounge & Dining Room
- Garage & Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

A spacious and welcoming entrance hall to the property having an inset matwell, radiator, understairs storage cupboard and further generous size built in cloaks storage cupboard.

CLOAKROOM

With w.c., vanity wash basin, radiator and extractor fan.

DINING ROOM

12' 3" x 11' 9" (3.73m x 3.58m)

Located to the front of the property. Radiator.

LOUNGE

19' 5" x 11' 8" (5.92m x 3.56m)

A well proportioned lounge to the rear of the property having French doors providing direct garden access, two radiators and a feature fireplace.

KITCHEN/BREAKFAST ROOM

15' 7" x 9' 8" (4.75m x 2.95m)

Having an extensive range of cupboard and drawer units with matching wall cupboards over. Bosch appliances to include integrated dishwasher, five burner gas hob, extractor hood and double wall oven. Ample worksurfaces to three sides and space for dining table and chairs.

UTILITY ROOM

9' 7" x 7' 4" (2.92m x 2.24m)

Having inset sink unit with worktop and space under for both a washing machine and tumble dryer. Wall mounted Intergas boiler and pressurised hot water cylinder. From the utility is a side entrance door and an internal door providing direct access to the garage.

FIRST FLOOR LANDING

With access to roof storage space.

MASTER BEDROOM WITH EN-SUITE

11' 9" x 11' 9" (3.58m x 3.58m)

Located to the rear of the property with garden views, radiator and door to:

EN-SUITE SHOWER ROOM

Having pedestal wash basin, w.c., shower with glazed screen door, shaver point, extractor and heated towel rail.

BEDROOM TWO

12' 8" x 11' 9" (3.86m x 3.58m)

Located to the front of the property is this well proportioned second double bedroom with radiator.

BEDROOM THREE

12' 2" x 8' 2" (3.71m x 2.49m)

Also located to the front of the property with radiator.

BEDROOM FOUR

9' 8" x 9' 8" (2.95m x 2.95m) Max 'L' Shaped Room

With radiator and also located to the front.

BEDROOM FIVE/STUDY

8' 2" x 6' 6" (2.49m x 1.98m)

This is an ideal study with radiator and rear garden views.

BATHROOM

11' 9" x 6' 9" (3.58m x 2.06m)

A very spacious family bathroom with panelled bath, separate fully tiled corner shower enclosure having curved screen door, w.c. and pedestal wash basin. Shaver point, heated towel rail and extractor.

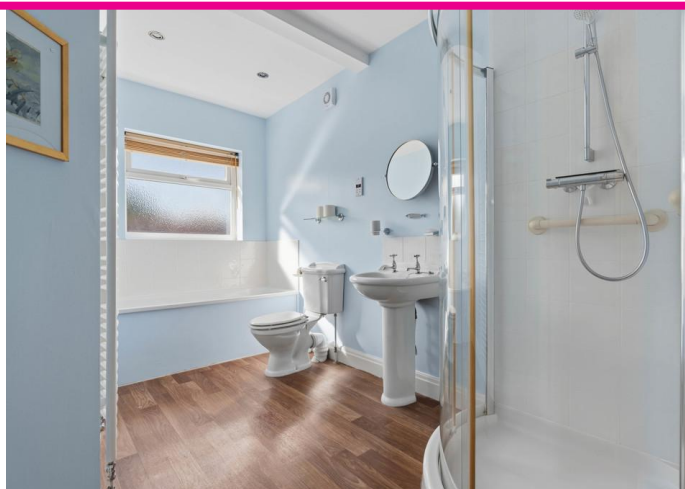
OUTSIDE

GARDENS

There is an area of lawn and block paved pathway at the front of the property with a gate and path at the side leading to the attractive, south facing rear garden which is generous in size and very well stocked with a wide variety of well established plants, shrubs, specimen and fruit trees. Immediately to the rear of the house is a large full width patio area providing plenty of space for outdoor furniture with a dwarf retaining wall. A couple of steps lead down to the further garden area with lawn which then leads into an additional well screened area having a timber summerhouse, potting shed and storage shed.

GARAGE & PARKING

Having double timber doors, light, power and internal door into the utility. To the front of the garage is a block paved driveway providing driveway parking.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

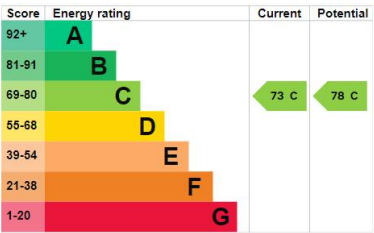
E: sales@juliephilpot.co.uk

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Energy rating and score

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

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

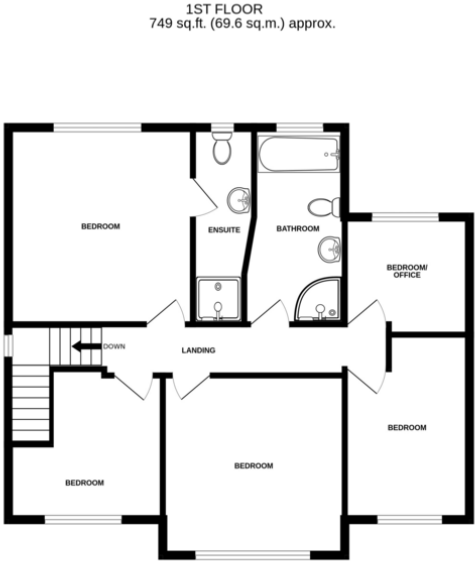
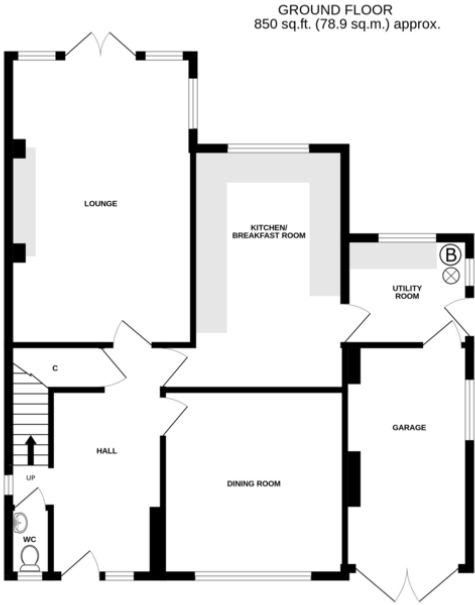


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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