



Common Lane

Kenilworth, CV8 2EQ

- Stunning New Build Detached House
- Exclusive Gated Development of 3 House
- Magnificent Dining Kitchen with Bi-Fold Doors
- EPC Rating B

Offers Invited





THE PROPERTY

Boothroyd & Co are delighted to offer this executive new build detached house on this exclusive gated development of three houses. You enter through remote control gates and pull onto your block paved driveway that leads to the integral garage. The ground floor has quality engineered wood flooring and the reception hallway has stairs rising to the first floor landing and a door into the front lounge. From the lounge pocket doors take you into the dining area with bi folding doors onto the rear garden and a skylight window. In keeping with modern living the dining area is open plan to the stunning fitted kitchen. The seamless cupboards have a quartz countertop and fitted appliances. From the kitchen is an inner hallway with cloakroom and communicating door into the integral garage. On the first floor the landing has a light tunnel and doors off to all four bedrooms. The master bedroom has an ensuite shower room and the accommodation is completed with a family bathroom. The property obviously has the usual creature comforts with double glazing and gas central heating. Outside is a good sized garden with a paved terrace directly off the property and the remainder of the garden mainly laid to lawn. At the head of the garden is a brick outbuilding. Offered with immediate occupation and no onward chain.

APPROACH

You approach the property through electronic gates and onto the block paved driveway and hardstanding. There is a composite entrance door with coach lighting.

ENTRANCE HALLWAY

You enter through a hardwood door into the hallway with stairs rising to the first floor landing, radiator, coir matting threshold and door into the lounge

LOUNGE

9' 6" x 15' 1" (2.90m x 4.60m) With double glazed window to the front with Venetian blinds and a radiator beneath, engineered wood floor, two ceiling lights, doorway into the inner hallway and pocket doors into the dining room.

OPEN PLAN KITCHEN & DINING ROOM

22' 7" x 16' 0" (6.90m x 4.90m)

DINING ROOM

Twin bi-folding doors onto the rear patio, two radiators, skylight window and further double glazed window with venetian blind to the side. Continuation of the engineered wood flooring, ceiling downlighters and opening into the fitted kitchen.

FITTED KITCHEN

Fitted with high gloss whisper grey units to wall and base. The seamless units have handle less doors and the base units have quartz countertops with matching upstands. There is an integrated washing machine, dishwasher, fridge freezer and a brushed steel oven with an induction hob and matching extractor canopy over. The wall mounted units have pelmet lighting, ceiling downlighting, skylight window and a double glazed window to the rear with venetian blind.

INNER HALLWAY

Continuation of the tiled flooring, understairs storage cupboard, door into the integral garage and further door to the cloakroom.

CLOAKROOM

With a wall hung concealed cistern wc and vanity wash hand basin. Tiled flooring and splashbacks. Radiator and extractor fan.

LANDING

Access to loft void, downlighters, storage cupboard and doors off to

BEDROOM ONE

14' 1" x 10' 9" (4.30m x 3.30m) With twin double glazed windows to the fore with venetian blinds, twin wardrobe and further cupboard. Radiator and door into the en suite shower room

SHOWER ROOM

With a corner shower cubicle, wall hung wash hand basin and a wall hung wc with a concealed cistern. Slate effect tiling to splashbacks. Frosted double glazed window, heated towel rail, extractor fan and ceiling downlighting.

BEDROOM TWO

10' 2" x 10' 9" (3.10m x 3.30m) Double glazed window to the rear with venetian blind and a radiator beneath.

BEDROOM THREE

10' 9" x 7' 6" (3.30m x 2.30m) Double glazed window to the fore with venetian blind and a radiator beneath.

BEDROOM FOUR

11' 5" x 7' 6" (3.50m x 2.30m) With a double glazed window to the rear with a venetian blind and radiator beneath.

FAMILY BATHROOM

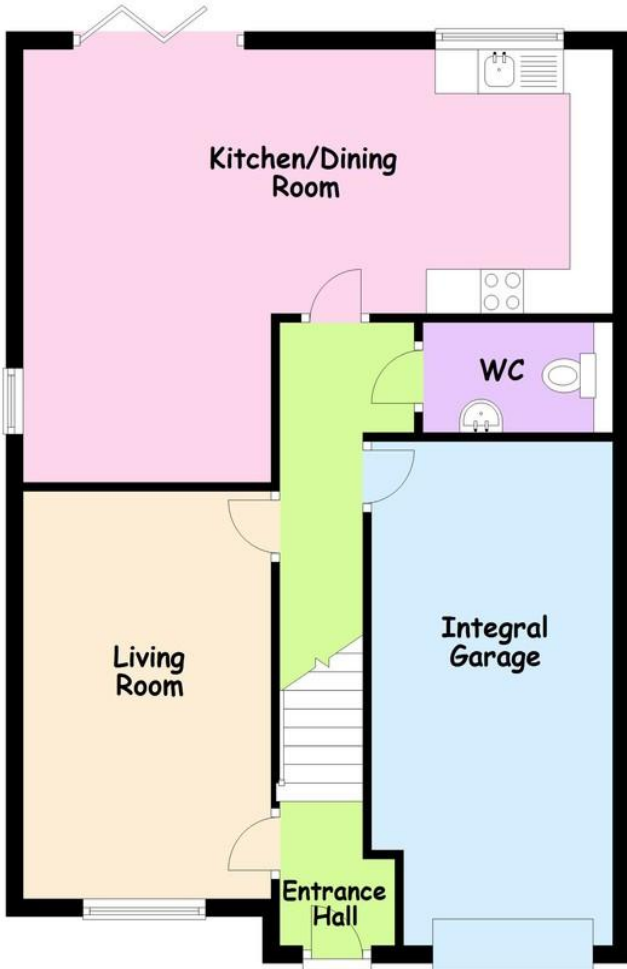
With a panelled bath with mixer shower and shower screen. Wall hung vanity wash hand basin and matching wc with a concealed cistern. Tiled floor and splashbacks. Heated towel rail, vanity and ceiling downlighting. Light tunnel and an extractor fan.

REAR GARDEN

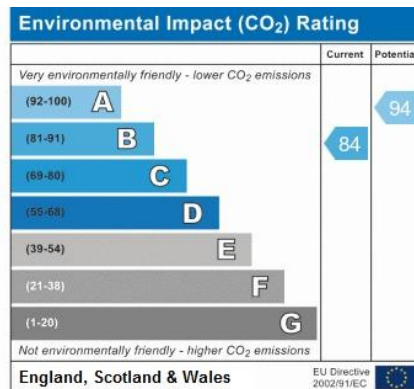
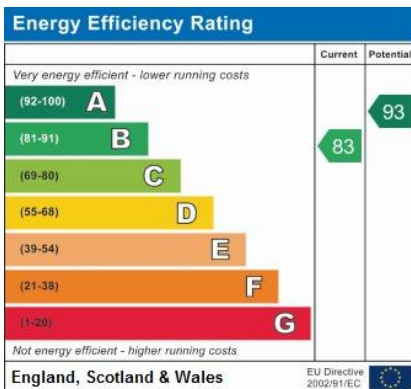
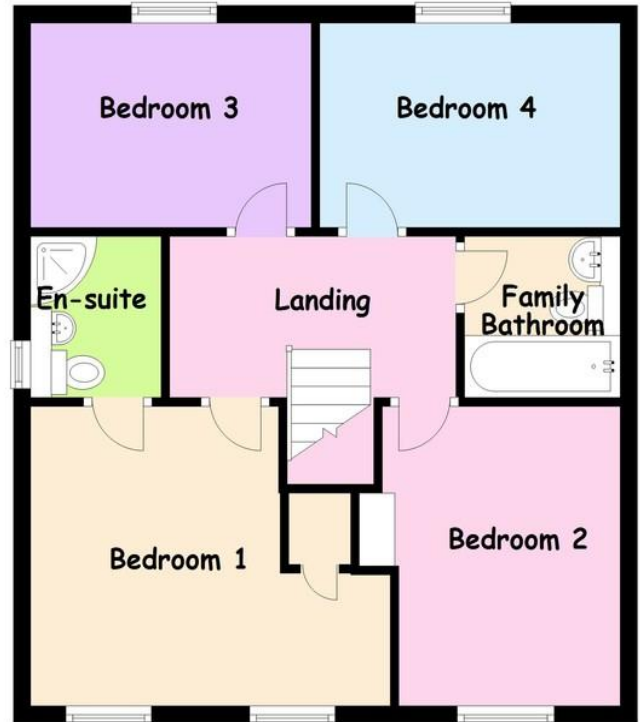
There is a patio directly off the house with the garden mainly laid to lawn with feather edge fencing to one boundary and hedging to the other. There is side pedestrian access



Ground Floor



First Floor



COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements