



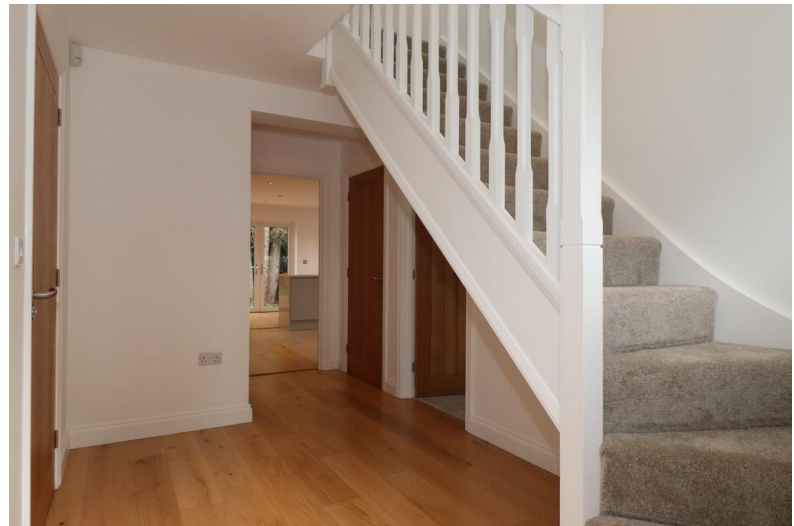
## 57b Common Lane

Kenilworth, Warwickshire. CV8 2EQ

- A New Build Dormer Bungalow
- Exclusive Gated Development
- Ground Floor Master Suite & Three Further Bedrooms
- EPC Rating B. Open Plan Lounge and Fitted Kitchen

Asking Price Of £535,000





## THE PROPERTY

A new build executive detached dormer bungalow situated within this exclusive gated development. To the front is parking for three vehicles and you enter the property through a composite entrance door into the generous central hallway with cloakroom and a spindle dogleg staircase to the first floor landing. At the rear is a stunning open plan kitchen and sitting room with bi-folding doors onto the rear garden. The kitchen has high gloss grey wall and base units with seamless doors. The base units have a quartz counter top with matching upstands. There are integrated appliances that include a fridge freezer, dishwasher and an electric oven and induction hob. The master bedroom is located on the ground floor and has an en suite shower room. On the first floor are three well proportioned bedrooms, further en suite shower room and a family bathroom. The property benefits from no onward chain.

### ENTRANCE HALL

You enter through a composite entrance door with frosted double glazed side light window. With engineered wood flooring, dog leg staircase with spindles and a double glazed window on the turn, alarm panel and doors off to

### CLOAKROOM

With a concealed cistern wc, wall hung vanity wash hand basin, radiator, frosted double glazed window, extractor fan and tiled flooring.

## OPEN PLAN LOUNGE AND KITCHEN

### LOUNGE

With engineered wood flooring, downlighting, bi-folding doors onto the rear patio and garden, flanked by double glazed windows, twin radiators and opening into the kitchen.

### KITCHEN

Fitted with handle less light grey wall and base units. Integrated appliances include a 70:30 fridge freezer, Bosch oven with an induction hob and brushed steel splashback and extractor canopy and a dishwasher. The base units have quartz countertops with matching upstands. The stainless steel sink unit has a mixer tap and is set beneath the double glazed window to the side. The wall units flank the extractor canopy and have pelmet lighting. There is tiling to the floor and a cupboard houses the inter gas combination boiler.

### MASTER BEDROOM

With double glazed window to the fore with a radiator beneath and a door into the en-suite shower room.

### EN SUITE SHOWER ROOM

With a white suite that has an oversized shower cubicle with a thermostatic shower, half pedestal wash hand basin and a concealed cistern wc. Tiled flooring, downlighting, extractor fan and a chrome heated towel rail.



### **UTILITY ROOM**

With white high gloss units with brushed steel furniture. There is a double base unit with roll topped work surface over, Bosch washing machine and a boiler cupboard housing the pressurised cylinder. Double glazed window to the side and a radiator.

### **LANDING**

With a skylight window and doors off to

### **BEDROOM TWO**

With a double glazed dormer window to the fore and further window to the side and a radiator. Door into the en-suite shower room.

### **EN SUITE SHOWER ROOM**

With a corner shower cubicle with thermostatic shower, concealed cistern wc and a half pedestal wash hand basin. Tiled floor and splashbacks. Downlighting, extractor fan, chrome heated towel rail and a velux window.

### **BEDROOM THREE**

With twin velux and further double glazed window to the rear, radiator and eaves storage cupboards

### **BATHROOM**

Fitted with a white suite that comprises a panelled bath with mixer shower and screen, wall hung vanity wash hand basin and a concealed cistern wc. Downlighting, chrome heated towel rail, velux window, extractor fan and tiled floor and splashbacks.

### **BEDROOM FOUR**

Double glazed dormer window to the fore and a radiator.

### **REAR GARDEN**

There is a patio directly from the property. There is mature hedging to two boundaries and further featheredge panels to the remainder. There is side pedestrian access.

### **PARKING**

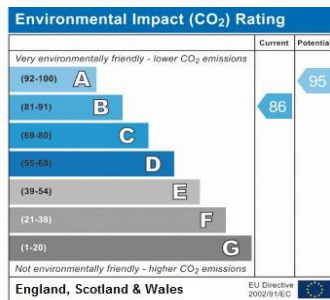
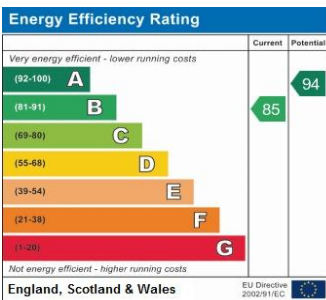
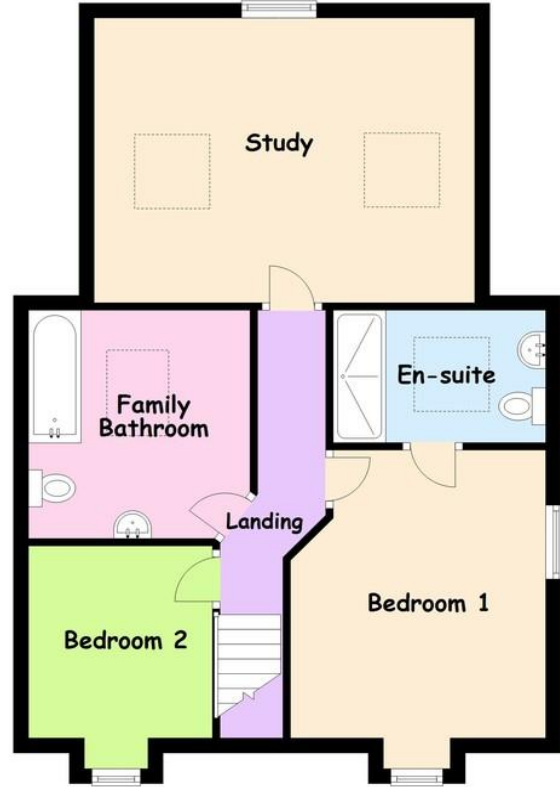
To the front of the property is a block paved parking area for three vehicles.



### Ground Floor



### First Floor



### COUNCIL TAX BAND

Tax band

### TENURE

Freehold

### LOCAL AUTHORITY

Warwick District Council

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19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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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