

SWIFT CLOSE, KENILWORTH CV8 1QT



A brand new, three bedroom detached house. Finished to the highest of standard throughout. A striking, open plan kitchen, living dining room really is the heart of this home. Comes with a 10 year new build guarantee and is offered with no upward chain. This would make a fabulous property for those wishing to downsize to the popular town of Kenilworth.

- Brand New Property
 - Detached Home
- Open Plan Kitchen, Living, Diner
 - Living Room
 - Study
- Master Suite with En-suite Shower Room
- Family Bathroom and Second En-suite Shower Room
- Lawned Garden with Large Deck
 - Ideal Downsizing Property
 - EPC - TBC

3 BEDROOMS

PRICE GUIDE £550,000

This brand new house is finished to the highest of quality throughout. Located within walking distance of Kenilworth town centre this home needs to be viewed to appreciate the size, finish and position.

This home has underfloor wet heating system to the ground floor, perfect for those chilly winter evenings. For the summer days, simply open up the bi-fold doors from the open plan kitchen, living, dining room and spill out on to the large deck. Also located on the ground floor is the formal living room, a study, a toilet and a separate utility room.

Up the glass and oak staircase the landing gives access to your master suite with dressing area and en-suite shower room, a further double bedroom also with an en-suite shower room, a third double bedroom and a family bathroom.

Outside to the front there is a large, gravel driveway giving off street parking for at least four cars. To the rear is a large decked area with outside lighting and a nice lawned garden.

Entrance

Entrance to the property is via a composite front door which leads in to the entrance hall. Grey wood effect flooring and with neutral decor to walls and ceiling. LED spot lights to ceiling. Solid oak staircase with oak and glass banister leading up to the first floor. Brushed chrome electric sockets, digital underfloor heating controls and alarm controls. Useful understairs storage cupboard and a solid oak door leads in to the;

Downstairs WC

Continuation of flooring and decor. Fitted with a white low WC and a vanity unit with white sink with chrome hot and cold mixer tap. Extractor and motion activated light to ceiling.

Study 7'4" x 8'2" (2.254 x 2.501)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation, brushed chrome LED spotlights to ceiling. There are a number of brushed chrome electric sockets and a phone point.

Living Room 16'0" (19'9" in to the bay) x 10'3" (4.879 (6.024 in to the bay) x 3.126)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation, there are a number of brushed chrome electric sockets and two TV points. There is an additional electric socket and TV point to high level for the installation of a flat screen television. Digital underfloor heating controls. Double, oak framed, glazed doors lead from the living room in to the open plan kitchen, dining, living room.

Kitchen Living Dining Room 25'6" x 24'3" (maximum measurements) (7.783 x 7.403 (maximum measurements))

Having grey wood effect flooring and with neutral decor to walls and ceiling, a number of brushed chrome LED spot lights to ceiling. A composite door to side elevation and a Bi-Fold doors lead out on to the decking. Above the sink position in the kitchen there is a double glazed window and there is a glazed lantern to ceiling all letting in a lot of natural light.

The kitchen is fitted with a bespoke solid wood kitchen being painted in a light grey with a brushed chrome handle. The worksurface is a solid wood butcher block, the island is a white quartz and the breakfast bar is a circular wooden block. On the island there is a built in, undercounter, white ceramic sink with an industrial style chrome tap.

A white ceramic Butlers sink is set in to the worksurface with chrome hot and cold mixer tap. An integrated Kenwood, electric black range oven with a five ring gas burner and matching extractor above. Double, integrated, top loading dishwasher.

There are a number of brushed chrome electric sockets, fused switches and TV points. There is an additional TV point and electric socket to high level for the installation of a flat screen television. Digital underfloor heating controls.

Utility Room

Tiled to floor and with neutral decor to walls and ceiling, double glazed window to side elevation, brushed chrome LED spotlights to ceiling and with a digital underfloor heating control. Fitted with a range of base and wall units with a white frontage with a brushed chrome handle and a wooden butcher block worksurface. Stainless steel sink with chrome hot and cold tap.

First Floor Landing

Accessed via an oak staircase with a glass and oak banister. Carpeted to floor and with neutral decor to walls and ceiling, brushed chrome LED spotlights to ceiling, Brushed chrome electric sockets, oak doors lead in to all rooms as well as the airing cupboard which houses the Valient gas combi boiler.

Master Bedroom 15'5" x 14'1" (4.718 x 4.303)

Carpeted to floor and with neutral decor to walls and ceiling, two double glazed windows to front elevation, gas central heating radiator, brushed chrome electric sockets with additional socket and TV point to high level for the installation of a flat screen television. LED spotlights to ceiling.

Dressing Area

Accessed via an open doorway and having a continuation of the carpet and decor, LED spotlights and loft access to ceiling, double glazed window to front elevation and a gas central heating radiator.

EnSuite Shower Room

Accessed via a solid oak door from the dressing room and being tiled to floor and walls in stone effect tile with a Velux window, LED spotlights and extractor to ceiling. The ensuite is fitted with a chrome heated towel rail, vanity with double cupboard, white sink and chrome hot and cold mixer tap, white WC and a large walk in shower with chrome shower controls and attachments with an additional waterfall shower head.

Bedroom Two 10'7" x 8'10" (3.237 x 2.695)

Carpeted to floor and with neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator, brushed chrome electric sockets with additional socket and TV point to high level for the installation of a flat screen television. LED spotlights to ceiling.

Ensuite

Accessed via a solid oak door and being tiled to floor and walls in stone effect tile with a Velux window, LED spotlights and extractor to ceiling. The ensuite is fitted with a chrome heated towel rail, vanity with double cupboard, white sink and chrome hot and cold mixer tap, white WC and a walk in corner shower with electric shower fitted.

Bedroom Three 8'4" x 12'9" (2.546 x 3.897)

Carpeted to floor and with neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator, brushed chrome electric sockets with additional socket and TV point to high level for the installation of a flat screen television. LED spotlights to ceiling.

Family Bathroom

Accessed via a solid oak door from the landing and being tiled to floor and walls in stone effect tile, LED spotlights and extractor to ceiling. Double glazed window to rear elevation. The bathroom is fitted with a chrome heated towel rail, vanity with double cupboard, white sink and chrome hot and cold mixer tap, white WC and a white "P" shaped bath with electric shower over.

Rear Garden

To the rear of the property is an enclosed garden with a large deck with outside lighting and an exterior socket. A lower decked area catches the evening sun and there is a nice sized area of lawn. A paved pathway leads down the side of the property where there is an outside tap and a full height gate which gives access out to the front.

Driveway

A gravelled driveway giving off street parking for at least four cars.

Services

All mains services are believed to be connected.

Council Tax

We understand the property to be Band .

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. This property is owned by a Hawkesford family member.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.







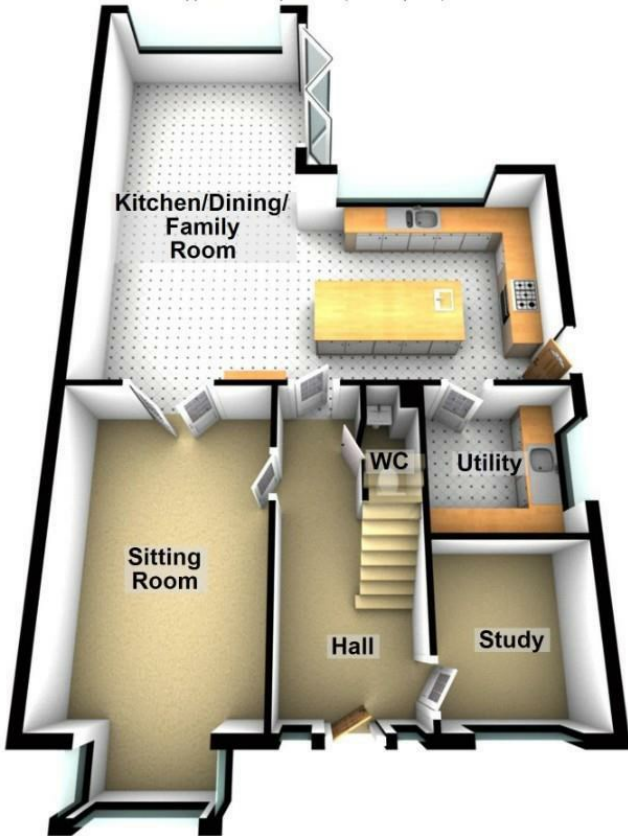






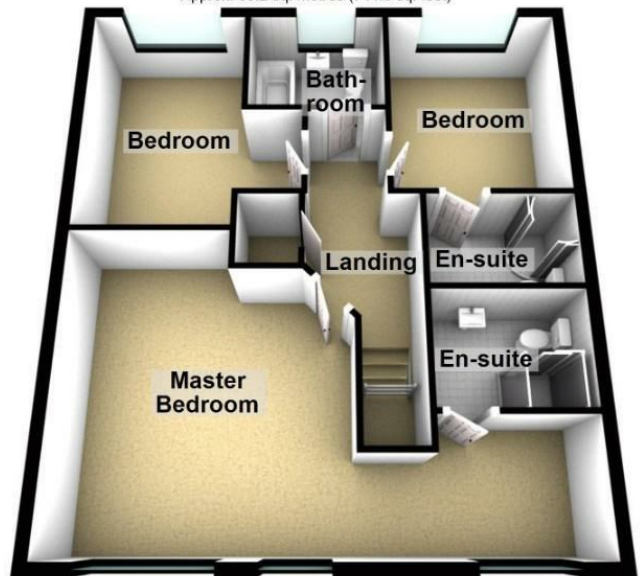
Ground Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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