



SYMONDS
& NEWEY

Plot 3 Oakfield, Kenilworth







5 Inchbrook Rd Kenilworth CV8 2EW UK



Plot 3 Oakfield, Kenilworth

£850,000

Property Details

 2442 Square feet	 2 Parking	 4 Bedrooms
 3 Bathrooms	 4 Toilets	 Available from Now

Description

Luxury 4 bedroom detached house on our Oakfield Development in Kenilworth. Located on Inchbrook Road to the north of Kenilworth is this exclusive development of just 3 brand new family homes. These spacious homes feature a host of features and boast gardens that lead down to a stream with a terrace taking advantage of the rural views.

• Externally

- Private estate road with granite kerbs and 2 oversized parking spaces
- Sensor controlled LED bollard light to parking areas
- Private front borders planted with shrubs and laid to bark
- Flush profile anthracite double glazed windows
- Composite front door in anthracite with chrome bar handle
- Timber garden shed & external double plug socket
- Raised composite decking leading from the bi-fold doors with stainless steel and glass balustrade
- Composite 'fishing platform' over the stream at the end of the garden
- Stunning views across the stream and fields beyond

Ground Floor

- Zoned underfloor heating across the ground floor
- Log burner with Oak mantel and slate hearth
- Double pocket doors leading from the lounge to the dining area
- Oak finish doors throughout
- Oak plank luxury vinyl tiles across the ground floor
- Ceiling LED spotlights

First Floor

- Thick pile carpet across the landing and all bedrooms
- Built in wardrobes to the largest 3 bedrooms with sensor lighting
- Electric loft ladder opening into the landing area
- Feature chandelier light point above the stair well
- Rockwool 'sound proof insulation' to all dividing partition walls and ceilings

Master Bedroom

- Fitted wardrobes with sliding doors, hanging rails and shelving
- Vaulted ceiling with feature light fitting
- Hanging bedside lights with wall switch controls & USB sockets
- Juliette balcony from the french doors
- Double socket for dressing table & wall TV point

Bathrooms

- Luxury fittings and sanitaryware to all wet rooms
- Freestanding bath to the main bathroom
- Porcelanosa wall and floor tiles throughout
- Sensor controlled low level lighting to all wet rooms
- Bathroom TV to the main bathroom with waterproof remote control
- LED bathroom mirrors with shaver socket and de-mist mirrors
- Wall hung toilets and easy clean shower surrounds
- Rainfall shower heads to the bathroom and both ensuites

Technology

- Full hard wired alarm system throughout
- Nest CCTV focussed on the parking areas
- NEST video 'smart' door bell
- Nest 'protect' smoke alarm
- LED lights to the rear decking
- Switch or remote controlled electric loft ladder
- Loft room wired for projector, sound bar and blu ray player if required
- Heatmiser wall mounted digital thermostats and programmers throughout
- Vaillant EcoTec+ 630 gas boiler. 'A' rated with 7 year warranty

Kitchen

- Nobilia luxury German kitchen units with feature LED lighting
- Silestone Calacatta Gold quartz worktop
- Undermount sink with drainer and designer mixer tap
- Neff B57CR23N0B pyrolytic slide and hide multi-function oven
- Neff C17MR02N0B combination microwave / oven / grill
- Full size integrated dishwasher with 5 year warranty
- Full height integrated fridge & separate freezer with 5 year warranty
- Elica Nikolatesla 4 zone induction hob with integrated extraction







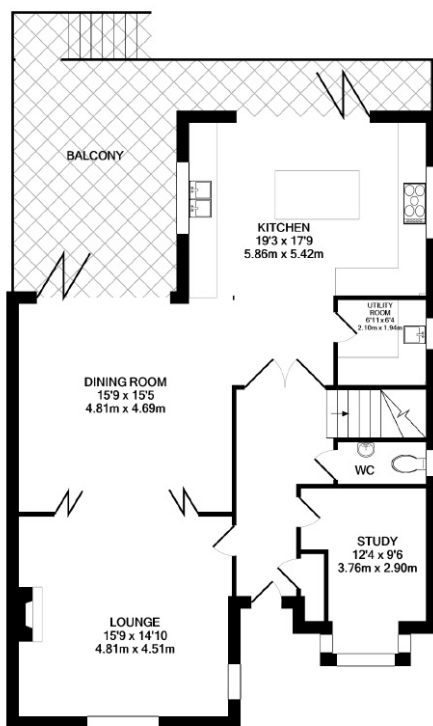






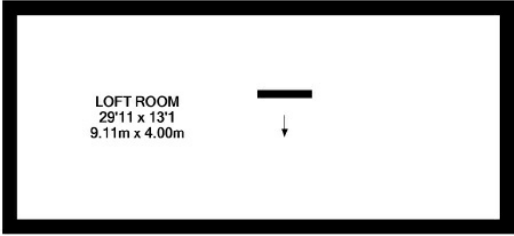
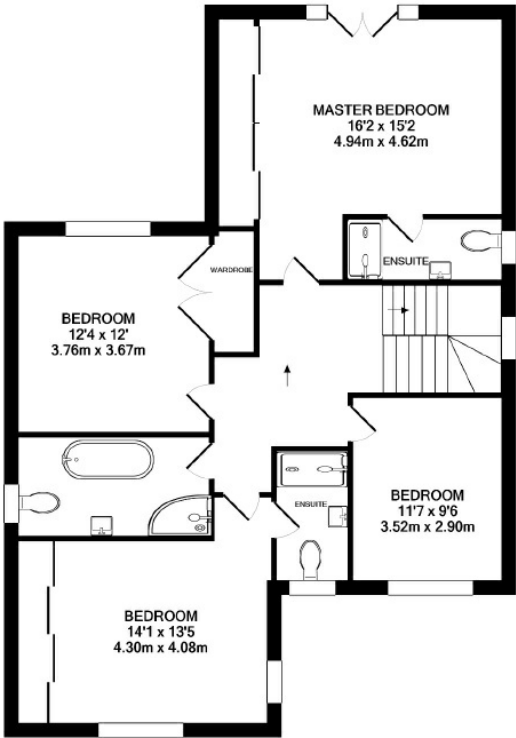


Ground Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 1040 SQ.FT.
(95.6 SQ.M.)

First Floor & Loft Plan



1ST FLOOR
APPROX. FLOOR
AREA 1010 SQ.FT.
(93.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2442 SQ.FT. (226.9 SQ.M.)
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 info@symondsnewey.co.uk

 01926 754034