



Kingfisher House Merlin Way,
Whittington WS14 9PG

Downes & Daughters
ESTATE AGENCY

Kingfisher House Merlin Way, Whittington WS14 9PG £715,000

An exceptional three bedroom detached family home, close to completion, on an exclusive development of just two, canal side, luxury dwellings at the heart of this popular Staffordshire village within the King Edward's catchment. Constructed by South Mill Country Homes, renowned for its local dominance of the luxury home market, these properties occupy an enviable secluded position with the Coventry Canal and the Staffordshire countryside on your doorstep.

Kingfisher House boasts 1,886 square feet of sumptuous contemporary space and is finished to the most exacting of standards. A level of finish rarely seen in today's market. Feature media wall, CAT 6 cabling, air source heat pump, Symphony kitchen, oak and glass staircase, integrated speakers are just a few of the endless list of included features of these incredible homes. The ground floor accommodation comprises a spacious entrance hallway, living room with open fireplace, guest cloakroom, utility room and a showpiece open plan kitchen diner and family room with a bespoke media wall and bi-fold access to the rear garden. The carpeted first floor is equally impressive, boasting three double bedrooms and two luxury bathrooms. There is also the added benefit of a mezzanine office space with delightful views over the canal and surrounding countryside. Externally there are professionally landscaped fore and rear gardens, with porcelain patios, manicured lawns and stylishly planted raised sleeper beds. There is also allocated block paved driveways and attractive oak car ports.

Viewing is essential to appreciate the level of finish and exacting standard of these luxury homes.

KITCHEN & UTILITY

- Fully fitted Symphony kitchen featuring handmade cabinetry combining wall, floor and tall units.
- Quartz worktops throughout with upstand.
- Fully integrated appliances including oven, combi microwave oven, 5 zone induction hob and extractor, full height larder fridge and freezer, dishwasher and hot boil tap.
- Utility room features complimentary cupboards and worktops.
- Karndean flooring throughout.

CENTRAL HEATING

- Worcester Bosch air source heat pump central heating system.
- Full wet underfloor heating to ground floor.
- Radiators throughout upstairs with individual thermostatic controls.





FINISHING TOUCHES

- Double glazed Residence 9 windows and Solidor doors to front and rear, with aluminium feature bi-fold doors to kitchen.
- Feature staircase with glass balustrade.
- Moulded skirting and architrave to all interior walls.
- Hardwood oak internal doors.
- Feature media wall to living area.
- Feature mezzanine level to master bedroom overlooking the canal.
- External tap provided.
- External socket provided.
- Block paved driveway.
- Porcelain patio.
- Landscaped garden.
- Oak car port.

CLOAKROOM & BATHROOMS

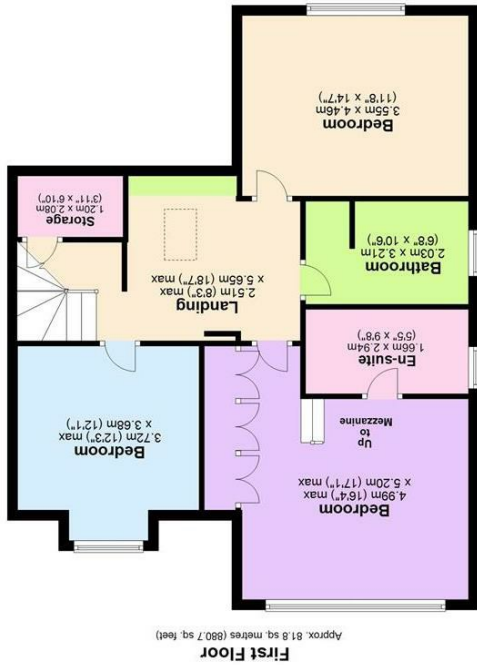
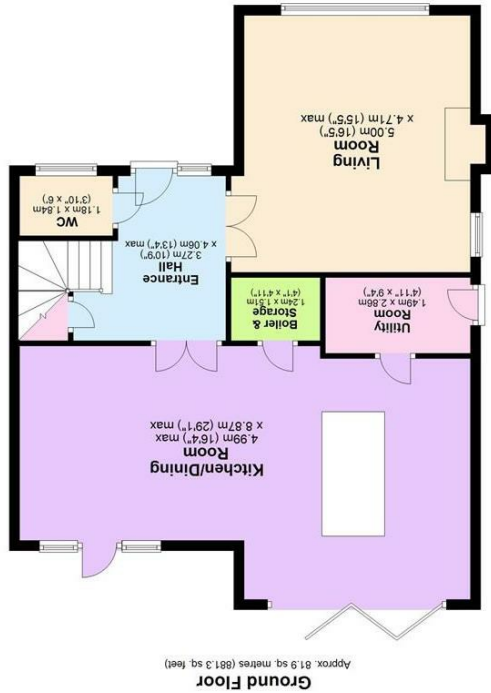
- White porcelain sanitary ware throughout.
- Dual flush mechanisms to all toilets.
- Chrome fittings throughout.
- Rainwater shower head with separate handheld shower heads to bathroom and en suite.
- Heated towel rails to bathroom and en suite.
- Fully tiled flooring.
- Half tiled walls to bathroom and en suite.

ELECTRICAL SPECIFICATION

- External lighting to front and rear.
- Comprehensive hard wired security alarm system.
- TV, telephone and data ports to carefully selected ground floor rooms and all bedrooms.
- Smoke and carbon monoxide detectors.
- A range of CAT6 cabling wired to carefully selected points for CCTV. (CCTV system extra).
- In built speakers to kitchen and dining area.
- USB charging in carefully selected socket points.
- A selection of spotlights and pendant lights in carefully selected locations.
- TV aerial provided.
- Car charging port.



5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



Total area: approx. 175.2 sq. metres (1886.2 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(29 pphs)
A	(41-51)
B	(59-80)
C	(89-120)
D	(121-150)
E	(151-180)
F	(181-200)
G	(201-250)
Not environmentally friendly - higher CO ₂ emissions	(251-300)

Energy Efficiency Rating	
Client	Domestic
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(29 pphs)
A	(41-51)
B	(59-80)
C	(89-120)
D	(121-150)
E	(151-180)
F	(181-200)
G	(201-250)
Not energy efficient - higher running costs	(251-300)