10a Verney Close, Lighthorne, Warwick, CV35 0AZ

- An architect-designed three-bedroom dormer bungalow
- Popular village location
- Open Plan Breakfast/Dining Kitchen
- Separate lounge, Utility Room and Study
- Three bedrooms and two bathrooms
- Garden
- Garage, Parking and electric car charging point
- Air Source heat pump - underfloor heating on the ground floor
- Built in 2020 - Remainder of NHBC
- High Specification

3 2 2

£475,000

An architect-designed three-bedroom dormer bungalow offering stylish and well-planned accommodation finished to a high specification. The property features a fabulous open-plan breakfast kitchen/dining room, ideal for modern living and entertaining complete with built in seating area with storage beneath, a separate living room, utility room, ground floor bathroom and study.

The main bedroom benefits from fitted wardrobes and a dressing area together with an en-suite shower room which is complemented by two further bedrooms and a family bathroom.,

Externally, the property offers a garage, currently used as a gym, off-road parking for two cars, an electric car charging point, lawned garden to the side with a paved path and patio area.

ENTRANCE HALL

OPEN PLAN BREAKFAST/DINING/KITCHEN
A beautiful light and bright room with underfloor heating, wooden parquet flooring a range of contemporary base and wall units containing a fully fitted kitchen with integrated appliances, wine cooler, island unit with induction hob inset cupboards beneath. The dining area has a built in corner seating area with storage beneath. Double patio doors lead to the garden and bi-fold doors open onto the rear patio area.

UTILITY ROOM
A useful room with floor and wall mounted cupboards, space for washing machine and tumble dryer, single drainer stainless steel sink unit and door to Kitchen/Dining Room.

SHOWER ROOM
Having a double shower, low level WC, and wash hand basin sent in vanity unit.

STUDY
A useful room currently used as an office/study by the current owners - a great space if you are working from home.

ON THE FIRST FLOOR

MAIN BEDROOM
A bright and spacious, dual aspect room with velux window which allows light to flood in, fitted wardrobes and a dressing area.

FAMILY BATHROOM
Having a white suite with deep bath with shower over, low level WC and wash hand basin in vanity unity.

BEDROOM
A good sized room with windows to front and rear and under eaves storage

BEDROOM
Having a velux roof light and built in wardrobe

OUTSIDE

SINGLE GARAGE
With the rear currently used as a gym with extra storage space. Electric car charging point.

PARKING
Driveway Parking for two cars

GENERAL INFORMATION
TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water and electricity connected to the property. Air Source Heat Pump However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C

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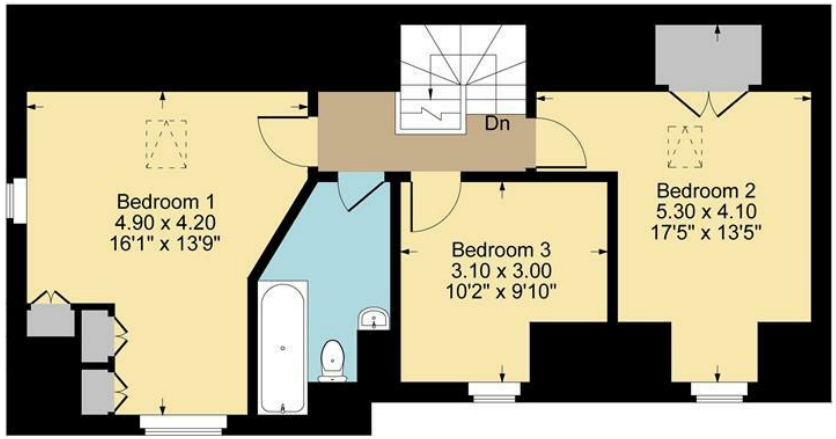
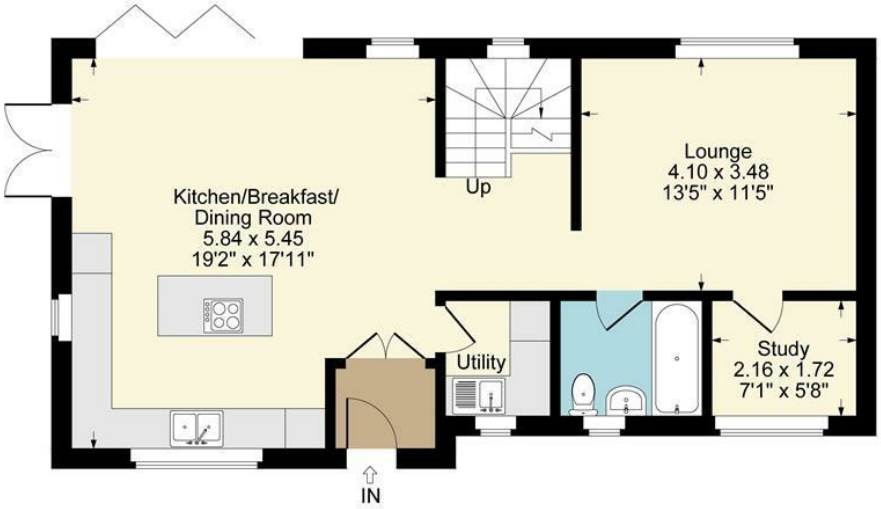


First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 65.53 sq m / 705 sq ft
First Floor = 52.56 sq m / 566 sq ft
Total Area = 118.09 sq m / 1271 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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