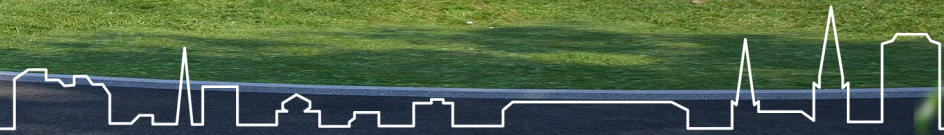




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30 Leamington Road
CV3 6GG

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COMING SOON ~ PLOT 3 ~ OPEN EVENING TUESDAY 2ND JUNE 4PM UNTIL 7:30PM ~CALL TO BOOK APPOINTMENT.

Nestled in the desirable suburb of Stivichall, this stunning three-bedroom detached bungalow on Leamington Road is a remarkable new build by the award-winning developer O Flanagan Homes. Spanning an impressive 1,797 square feet in a private gated development, this property is designed for modern living while embracing sustainable practices.

As you step inside, you will be greeted by a spacious and inviting interior, featuring underfloor heating throughout the ground floor, ensuring warmth and comfort in every season. The heart of the home is undoubtedly the exquisite kitchen, which boasts a Simply Burbidge Chartwell Faux In-Frame design, complemented by Blum soft-close cabinetry and luxurious Calacatta Gold quartz worktops. For those who enjoy culinary delights, the kitchen is equipped with high-quality Caple integrated appliances, including a fridge/freezer, wine cooler, and dishwasher, along with a Neff slide-in oven. A Quooker boiling water tap adds an extra touch of convenience.

The principal bedroom and the second bedroom both feature fitted wardrobes, providing ample storage space while maintaining a sleek aesthetic. The bathrooms are designed with modern fixtures, ensuring a stylish and functional space for relaxation.

This bungalow is not only a beautiful home but also a testament to sustainable living. It includes Vaillant air source heat pumps, PV panels, electric vehicle charging points, and battery storage for energy efficiency. Additionally, the property comes with a 10-year structural warranty and an intruder alarm system, offering peace of mind for its future occupants.

With its contemporary design, thoughtful features, and prime location, this bungalow is an exceptional opportunity for those seeking a modern lifestyle in a sought-after area. Do not miss the chance to make this remarkable property your new home.



MANOR



Dimensions

GROUND FLOOR

Entrance Hall

Master Bedroom

4.24 x 3.05

Dressing Room

Ensuite

Kitchen/Family/Dining
Room

7.66 x 7.58

Snug

3.83 x 3.61

Bedroom Two

4.21 x 3

Bedroom Three/ Study

3.01 x 2.6

Cupboard

Family Bathroom

Garage

4.24 x 3.05

