



**5, Benfield Close**

**Northend, Southam**

**CV47 2EY**

**Guide Price £495,000**



One of only five properties situated on this exclusive development 5 Benfield Close is a brand new two bedroom detached bungalow finished to a high level of specification with open countryside views.

Open plan solid wood Shaker style kitchen living dining room with double doors opening onto the garden, door leading through to the utility room. Principle bedroom with ensuite, further bedroom and separate bathroom. Gardens and single oak built parking barn.

### Location

Northend is a small village located in the beautiful county of Warwickshire. Situated in the heart of the countryside, Northend offers a tranquil and idyllic setting for its residents. Surrounded by rolling Burton Dassett hills, lush green fields, and charming woodland, the village boasts breathtaking natural scenery with 12th century. All Saints Church just 2 miles away, Northend is perfect location for outdoor enthusiasts and nature lovers. With its peaceful atmosphere and close proximity to nature, Northend provides an escape from the hustle and bustle of city life, allowing residents to enjoy a slower pace and a strong sense of community. Despite its rural location, Northend benefits from being conveniently situated near major towns and cities in Warwickshire. The village is within easy reach of Stratford-upon-Avon, the birthplace of William Shakespeare, where visitors can explore historic sites, watch world-class theatre performances, and immerse themselves in the rich cultural heritage of the area. Additionally, the bustling county towns of Warwick and Leamington Spa are nearby, offering a range of amenities, including shopping centres, restaurants, and leisure facilities. The location of Northend strikes a perfect balance between the tranquility of rural living and the accessibility of urban amenities, making it an ideal place to reside for those seeking a peaceful and well-connected community in Warwickshire.

### Indicative Specification

#### KITCHENS

- A solid wood shaker style kitchen by Simply Burbage Kew Putty and Baltic Green with natural Hickory carcasses.
- Work surfaces, Kitchen White Venato Quartz with upstands, cills and splash back behind hob, Utilities Laminate white Venato with matching upstands.
- Bosch appliances throughout. Integrated appliances to kitchen areas, freestanding appliances to utilities.
- Integrated fridge freezer, dishwasher, washing machine, integrated washer dryer.
- Separate single oven and additional microwave combination oven.
- Induction Hob.
- Quooker tap.
- Wine fridge





#### HEATING INSTALLATION

- Air source heat pump system
- Underfloor heating to ground floor, white radiators to all bedrooms, chrome radiators to bathrooms and ensuites.

#### ELECTRICAL INSTALLATION

- White electrical face plates throughout.
- Downlighters throughout except for lounge has pendant lights and wall lights, bedrooms other than the master have pendant lighting.

#### EXTERNAL FINISHES

- Indian Sandstone paved patios and paths (colour variance as this is a natural product).

#### WARRANTY

- 10 Year Premier Guarantee warranty

#### Agents Note

NB:- Due to supply issues, the specification may vary from the above but will be substituted with equivalent products

#### BATHROOMS AND EN SUITES

- Roca Ona sanitary ware with Hansgrohe brass ware

#### INTERNAL FINISHES

- Oak doors with brushed chrome ironmongery.
- Engineered oak flooring or similar to Hallways.
- Ceramic tiled floors to Kitchen/dining/family areas (where open plan areas) also utility and cloak rooms.
- Sliding mirror wardrobes where stated.





#### ADDITIONAL INFORMATION

**TENURE:** Freehold Purchasers should check this before proceeding. Service charges apply TBC

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. Heating is powered by an Air source heat pump system with underfloor heating to with radiators to all bedrooms. However, this must be checked by your solicitor before the 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:** This is yet to be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING:** TBC

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





## THE AVON (2 & 5) - 2 BED BUNGALOW

<b>Living max dimension</b>	4.00m x 4.12m	13'2" x 12'	<b>Bedroom 1</b>	3.92m x 3.59m	12'10" x 11'9"
<b>Dining</b>	2.99m x 3.10m	9'9" x 10'2"	<b>En-Suite</b>	2.60m x 1.61m	8'6" x 5'3"
<b>Kitchen</b>	2.56m x 2.86m	8'4" x 9'4"	<b>Bedroom 2</b>	3.24m x 3.84m	10'7" x 12'7"
<b>Utility Store</b>	2.55m x 1.24m	8'4" x 4'1"	<b>Bathroom</b>	2.60m x 1.91m	8'6" x 6'3"



