

CGI Plot 5



5 off St Michaels Road  
Claverdon  
Warwick  
CV35 8NT

£1,325,000

## Plot 5 CGI



### Plots 5 St Michaels Road

Available Spring 2025. An exciting opportunity to reserve, off plan, this fabulous gated three bedroom detached bungalow with over 2000sq ft of living accommodation, with double garage. Situated on an exclusive development of just five detached bungalows, this home will be finished to an outstanding level of specification, and boast excellent Eco credentials with the chance for the purchaser to influence the internal design and finish.

A brand new detached bungalow, situated in the centre of Claverdon village, having the latest Eco Credentials to include Air Source Heat Pump, Solar panels and a chance to truly bespoke this home to your requirements.

The property benefits from vaulted ceilings to the hall and living areas, security gates, double garage, driveway and pleasant gardens.



## **SPECIFICATION**

### **Kitchen.**

1. Professionally designed kitchen with style and doors of purchasers choice.
2. Feature island with breakfast bar.
3. USB and power sockets to the island.
4. Stone work surfaces to kitchen and utility.
5. One and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps to kitchen and utility.
6. Branded appliances to include single oven, combination microwave, integrated full height fridge, full height freezer, integrated dishwasher and extractor hood.
7. Integrated Wine Cooler.
8. Branded induction hob.

### **Bathroom, Ensuites and WC.**

1. Roca/Laufen, or similar, white sanitaryware.
2. Roca/Laufen, or similar, fitted bathroom furniture with concealed cisterns.
3. Tiling to walls and floors in bathrooms and ensuites and WC (half height only to WC). Full height to shower areas only.
4. Hansgrohe or similar chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
5. Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated Hansgrohe or similar variable spray adjustment sliding head showers, with rain head feature to all showers.
6. Tiled niches to all shower cubicles.
7. Chrome plated Electric programmable towel rails to bathroom and ensuites.
8. Mirrors to bathrooms and ensuites
9. Shaver point

### **Internal Finishes.**

1. Oak veneer solid core doors with satin chrome door furniture.
2. Karndeen or similar flooring to kitchen/dining area/hallway and WC
3. Ceramic tiling to bathrooms
4. Contemporary 7 inch deep skirting and matching architrave
5. Slim line Aluminium Bi-folding doors to kitchen.
6. Fitted wardrobes to bedrooms 1 & 2 as an optional extra.
7. Feature Apex window to family area.
8. Vaulted ceiling to dining area, hallway and family area.
9. Pull down timber loft ladder.

### **Electrical Installation.**

1. Chrome sockets and switches.
2. Recessed LED downlighters to hall/kitchen/dining room/family room/WC/bathroom and ensuites.
3. Under unit lighting to kitchen.
4. Cat 6 data cabling to all TV points.

5. Electric vehicle charging point.

### **Environmental Details.**

1. A rated kitchen appliances to reduce water and energy use.
2. Dual flush mechanism to toilets to reduce water consumption.
3. PV Solar panels to supplement the Electricity consumption, with the option of a Tesla (or similar) battery to harness the power as a purchasers extra.
4. 100% LED low energy lighting.
5. Double glazed external windows and doors throughout offering superior thermal and acoustic insulation,
6. Composite front and rear doors, offering superior thermal efficiency and security.
7. A or B rated home, meaning very low energy bills.

### **Security.**

1. Multipoint locking system to external doors and windows compliant with Secured by Design Standards and Part Q of the Building Regs including anti-snap locks and laminated glass to all external doors.
2. Intruder alarm system.
3. Exterior lighting.

### **External Details.**

1. Outside water tap.
2. Outside power point.
3. Landscaped front gardens, patio and turf to rear, with porcelain patio.
4. Tarmac road and driveway
5. Aluminium windows and bi folds
6. Silicone based colour through render to the front elevation, no décor or maintenance required.
7. Porcelain patio to rear

### **Heating.**

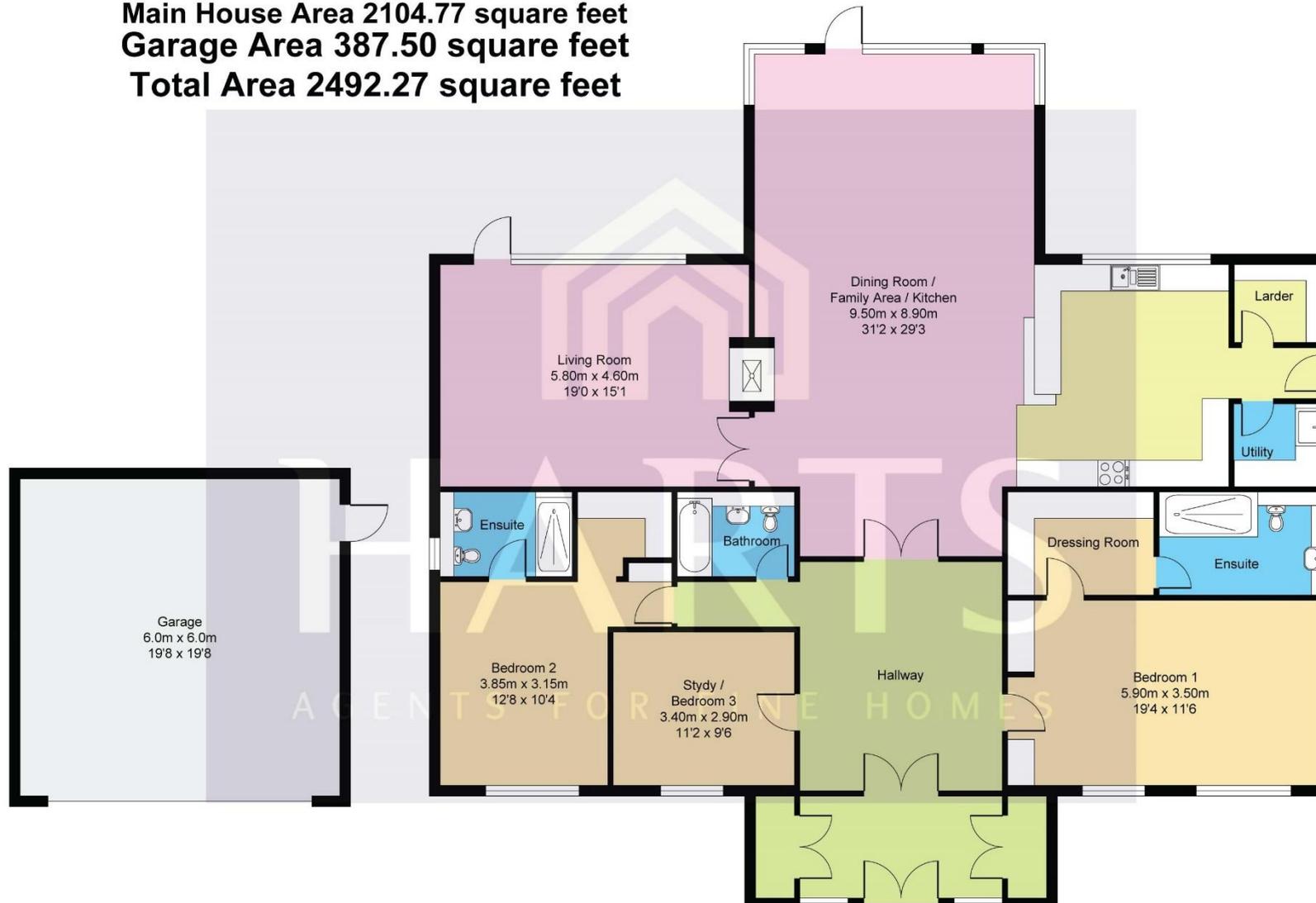
1. Wet Underfloor Heating System to entire ground floor , fully zoned.
2. Mains pressure hot water system.
3. Air Source Heating, resulting in no gas or oil bills.
4. Electric fire in living room
5. Wifi enabled thermostats for the central heating and the underfloor heating.

### **Additional Details.**

1. Electric, sectional garage door.
2. Garage.
3. 10 Year Warranty.
4. High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in summer.

Due to supply issues, the specification may vary from the above but will be substituted with equivalent products.  
Agents Note – Images :- CGI's are indicative only and may vary

**Plot 5**  
**Main House Area 2104.77 square feet**  
**Garage Area 387.50 square feet**  
**Total Area 2492.27 square feet**



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