

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**KENPAS HIGHWAY,**  
STYVECHALE GRANGE, COVENTRY, CV3 6PF

**GUIDE PRICE**  
**£575,000**



## KENPAS HIGHWAY



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This brand new four bedroom detached home offers an exceptional standard of modern living, finished to an impressive specification throughout. The property features two ensuite bedrooms, a stylish family bathroom, a ground floor cloakroom, a spacious open plan kitchen diner with utility room, a dedicated office and a further living room that can also be used as a playroom. With a sleek contemporary design, a high quality finish and a large driveway, this property is ideal for families seeking both comfort and style.

The ground floor provides a superb layout for modern family life, beginning with a welcoming entrance hallway that leads into the open-plan kitchen diner—designed with entertaining and everyday living in mind. The kitchen is fitted with contemporary units and integrated appliances, while the adjoining dining space is flooded with natural light and offers direct access to the rear garden. A separate utility room adds further practicality, and the office provides an ideal space for working from home. Completing the ground floor is an additional reception room that can serve as a lounge, playroom, or snug, giving the home excellent flexibility.

The property benefits from underfloor heating throughout every floor, with each room operating as its own individual zone. The house is also equipped with an air-source heat pump, ensuring it already incorporates the latest in modern, energy-efficient technology.

Upstairs, there are four well-proportioned bedrooms. The master bedroom and second bedroom each feature their own ensuite shower rooms, while the remaining bedrooms are served by a sleek family bathroom.

Outside, the home sits on a generous plot with a large driveway offering ample off-road parking. The rear garden provides a wonderful space for relaxation, play, or entertaining during the warmer months.

Located in the sought-after area of Stivichall, CV3 6PF, the property is ideally placed for an excellent range of local amenities. Well-regarded primary and secondary schools, including Finham Park School and Stivichall Primary, make this an ideal choice for families. Local shops and services are within easy reach,

alongside larger retail facilities at Warwickshire Shopping Park and Coventry city centre. For commuters, the property offers convenient access to the A45, A46, and motorway links, as well as Coventry Railway Station, which provides direct trains to Birmingham and London. Nearby green spaces, such as War Memorial Park, offer further opportunities for leisure and recreation.

This beautifully presented home represents a rare opportunity to purchase a brand-new build in a highly desirable location and must be viewed to be fully appreciated.

**Kitchen/Diner 20'2" x 19'10"**

**Play Room 14'5" x 7'5"**

**Utility Room 7'4" x 7'1"**

**Office 7'6" x 8'1"**

**W/C 7'6" x 3'10"**

**Master Bedroom 13'5" x 14'3"**

**En-suite 10'7" x 7'6"**

**Bedroom Two 12'0" x 11'8"**

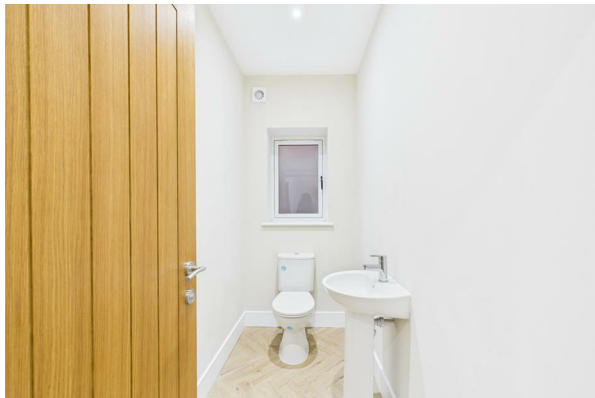
**En-suite 7'3" x 4'2"**

**Bedroom Three 9'9" x 10'7"**

**Bedroom Four 9'7" x 10'10"**

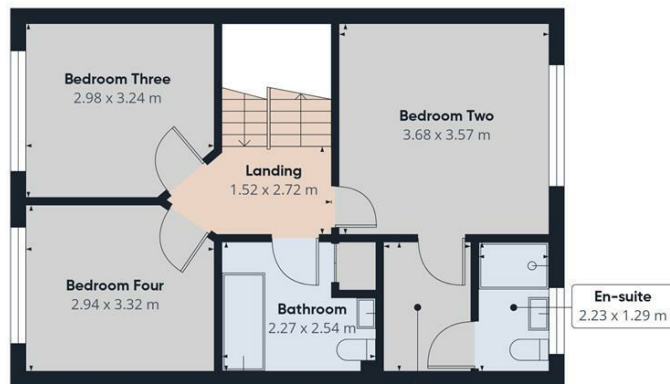
**Bathroom 7'5" x 8'3"**



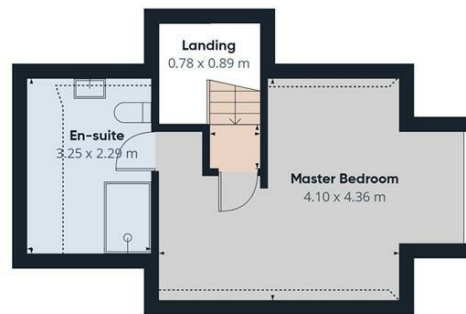




Ground Floor




Floor 1



Floor 2



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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