



Willow Drive | Warwick | CV34 8AG

**£450,000**



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Detached Family Home
- Three Double Bedrooms
- Garage & EV Charger
- EPC Rating: B

## Description

Kingsway Estate Agents are delighted to bring to the market this fantastic three-bedroom detached home, situated within a highly sought-after modern development.

Upon entering the property, you are welcomed by a spacious entrance hall leading to a bright and airy dual-aspect lounge. To the opposite side of the home is a generous kitchen/diner, featuring patio doors that open onto the rear garden, perfect for both everyday living and entertaining. A separate utility room provides additional convenience, while a ground floor WC completes this level.

To the first floor is a spacious landing, ideal for use as a home workstation, along with a well-appointed family bathroom. The primary bedroom benefits from an en-suite shower room, complemented by two further double bedrooms.

Externally, the property boasts a larger than normal single garage, two off-road parking spaces with EV charger, and a low-maintenance rear garden.

Further benefits include the remainder of a 2-year new build warranty.

EPC Rating: B



**Living Room**

**9'7" x 19'5"**

**Kitchen/Dining Room**

**19'3" x 9'4"**

**Utility Room**

**6'5" x 5'10"**

**Bedroom One**

**11'9" x 9'10"**

**En-Suite**

**7'3" x 4'2"**

**Bedroom Two**

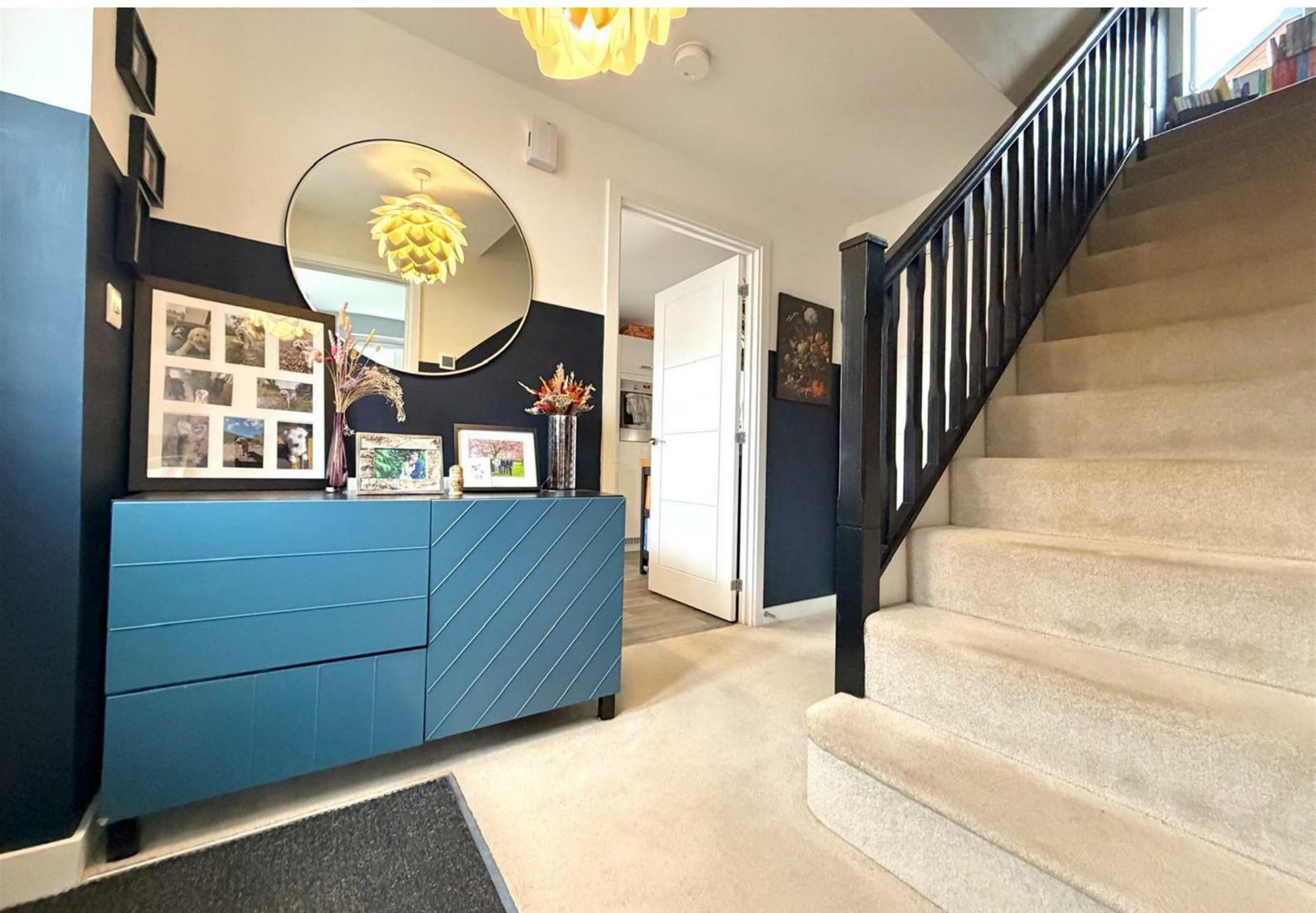
**11'8" x 11'2"**

**Bedroom Three**

**9'5" x 10'0"**

**Garage**

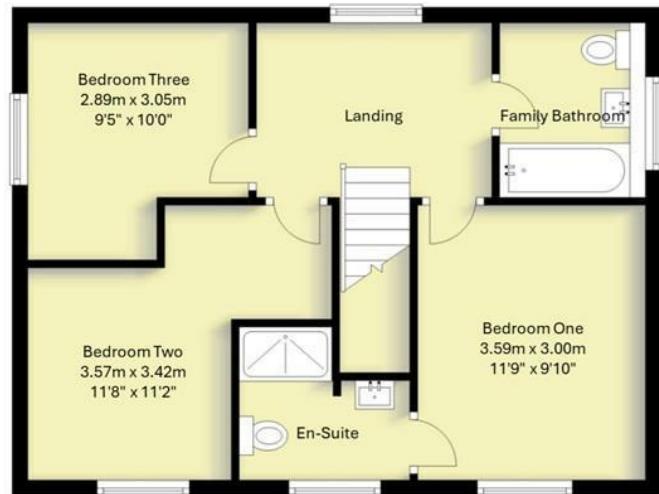
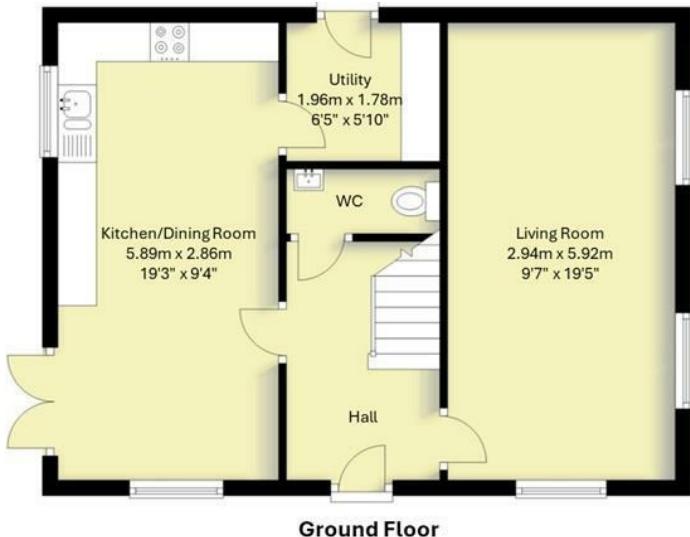






21'1" x 13'3"

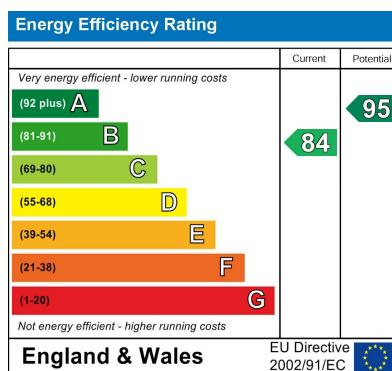
## Floor plans



Total Floor Area Approx: 95 sq. metres (1022 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



01926 760024  
[info@kingswayestateagents.co.uk](mailto:info@kingswayestateagents.co.uk)  
[kingswayestateagents.co.uk](http://kingswayestateagents.co.uk)