



Willow Drive | Warwick | CV34 8AG

£440,000



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



Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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