



MATTHEW JAMES

Property Services



2 Willow Drive, Warwick, CV34 8AG

£450,000

THREE BEDROOMS... MASTER EN-SUITE... CORNER LOCATION... OFF ROAD PARKING & LARGE GARAGE... DETACHED... OPEN PLAN KITCHEN DINING ROOM... UTILITY ROOM... SOUGHT AFTER LOCATION... CLOSE TO ALL AMENITIES. Located on Willow Drive in Warwick, this delightful detached house offers a perfect blend of comfort and modern living. Set on a corner plot, the property boasts three well-proportioned bedrooms, including a master bedroom complete with an en-suite shower room.

The heart of the home is undoubtedly the open-plan kitchen and dining room, which creates a warm and inviting space for family gatherings and entertaining guests. The kitchen is designed with functionality in mind, complemented by a utility room that adds to the practicality of daily life. Additionally, a ground floor WC enhances the convenience of the layout.

This property also features a spacious reception room, ideal for relaxation or family activities. Outside, the house benefits from a garage and off-road parking, providing ample space for vehicles and storage.

With the added reassurance of being still under the NHBC warranty, this home is a fantastic opportunity for those seeking a modern residence in a desirable location. Willow Drive is well-connected to local amenities, schools, and greenery, making it an ideal choice for families and professionals alike. Do not miss the chance to make this lovely house your new home.

Sound like your next family home? Call us now to book your immediate viewing.

Front & Side Gardens



Having walled and planted perimeter with pathway that leads through the front door and into the:

Entrance Hallway



Having stairs that lead off to the first floor, under stairs storage and doors that lead off to the:

Ground Floor WC

6' x 2'11 (1.83m x 0.89m)



Having a low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

Lounge

15'10 x 11'1 (4.83m x 3.38m)



Having PVCu double glazed windows to the front and side elevations.

Open Plan Kitchen Dining Room

27'10 x 10' (8.48m x 3.05m)



Having a PVCu double glazed window to the front and side elevations, French doors lead to the rear garden area, a range of grey gloss wall, base and drawer units, upstands, integrated fridge, freezer, dishwasher, waist height oven, five ring gas hob with extractor over, seating area for a large dining table and seating and door that leads to the:

Utility Room

6'9 x 6'1 (2.06m x 1.85m)

Having a double obscure glazed door that leads to the off road parking, work surface with upstand over space and plumbing for a washing machine and space for a tumble dryer and wall mounted central heating boiler.

First Floor Landing



Having balustrade, PVCu double glazed window to the rear elevation, access to the loft and doors leading off to:

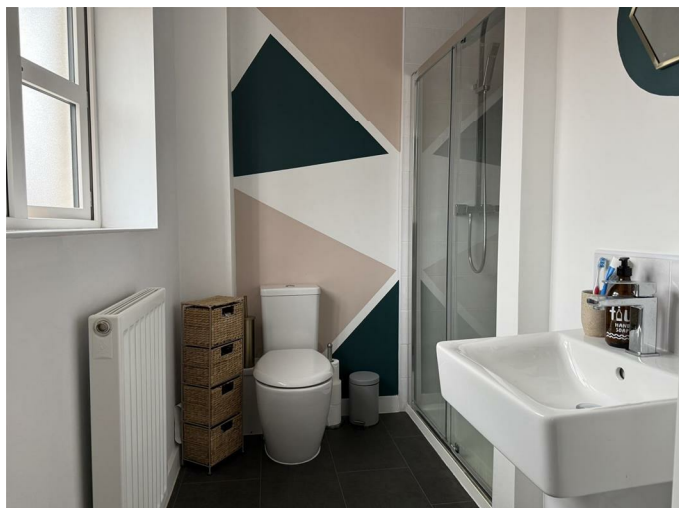
Master Bedroom

14'1 x 12'10 (4.29m x 3.91m)



Having a PVCu double glazed window to the front elevation and door leading off to the:

Master En-Suite
8'6 x 5'5 (2.59m x 1.65m)



Having a PVCu double obscure glazed window to the front elevation, walk-in double shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Bedroom Two
13'2 x 11'3 (4.01m x 3.43m)



Having a PVCu double glazed window to the front elevation.

Bedroom Three
12'6 x 8'10 (3.81m x 2.69m)



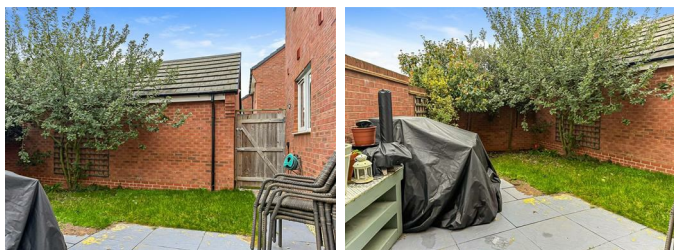
Having a PVCu double glazed window to the side elevation.

Family Bath / Shower Room
9'6 x 7' (2.90m x 2.13m)



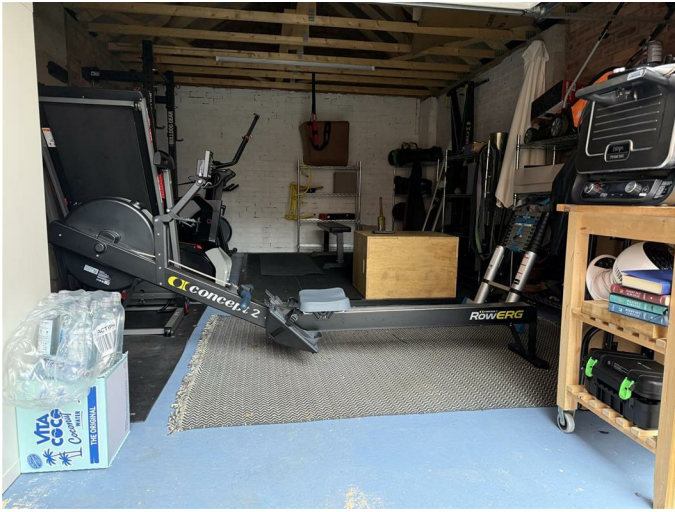
Having a PVCu double obscure glazed window to the side elevation, walk-in double shower enclosure, low level flush WC, wash hand basin, panel bath, extractor and tiling to all splash prone areas.

Rear Garden



Having walled perimeter, laid mainly to lawn with pedestrian gate that leads to the:

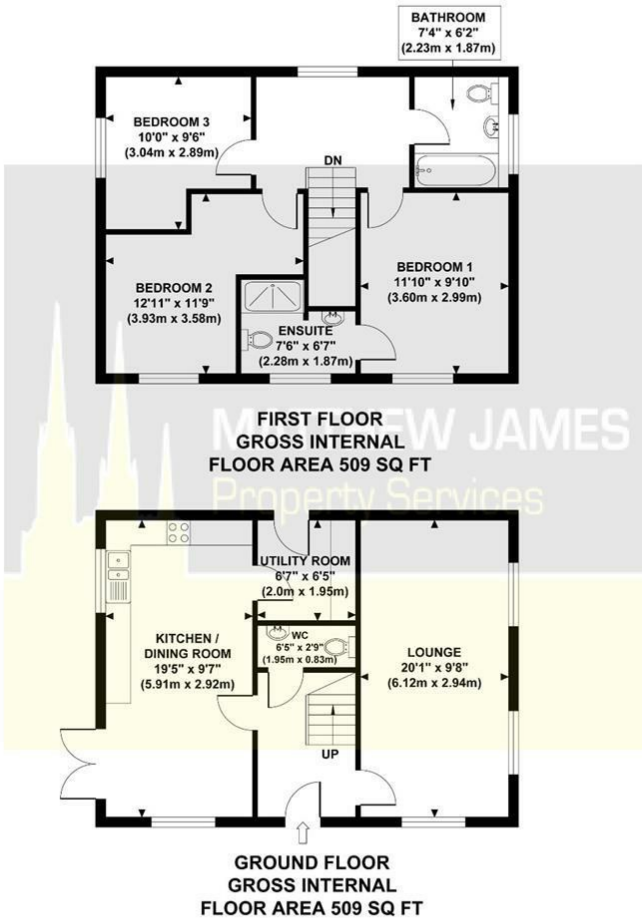
Off Road Parking & Garage
21'1 x 13'3 (6.43m x 4.04m)



Having off road parking and access into the larger than average garage with power, eaves storage, power and lighting.

Floor Plan

2 WILLOW DRIVE
Approximate Gross Internal Area 1018 sq ft / 94.60 sq m

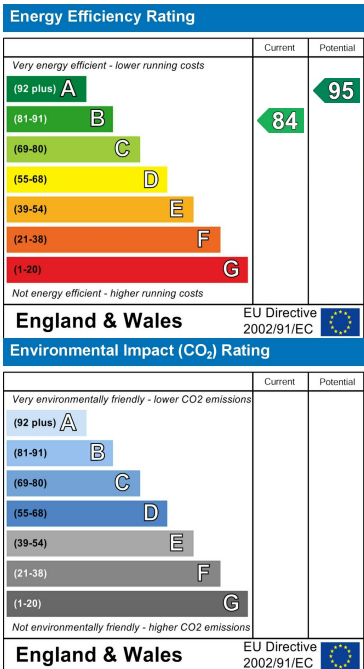


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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