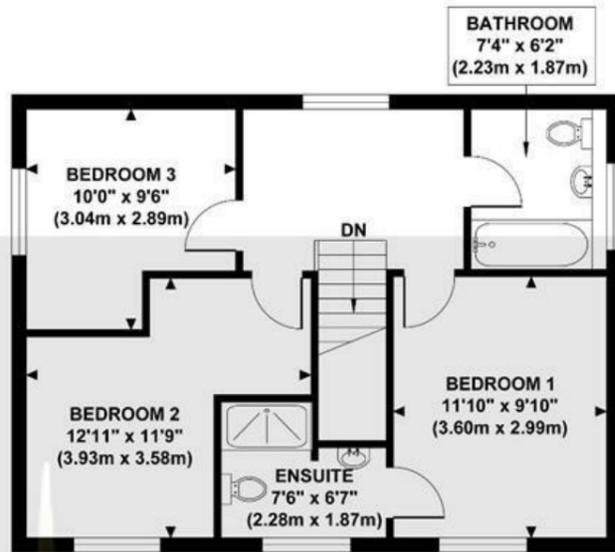
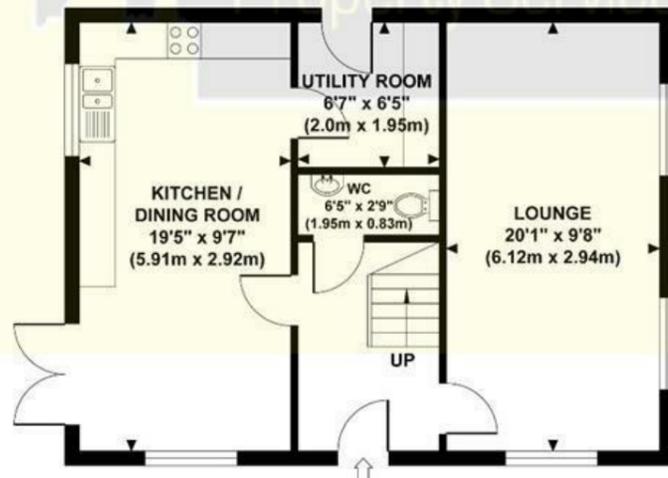


## 2 WILLOW DRIVE

Approximate Gross Internal Area 1018 sq ft / 94.60 sq m



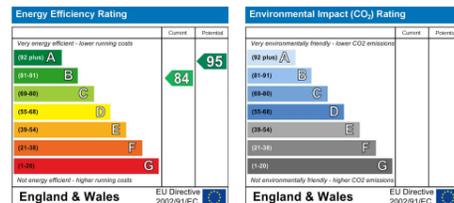
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 509 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 509 SQ FT

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**MATTHEW JAMES**  
Property Services



## 2 Willow Drive , Warwick CV34 8AG

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.

**£440,000**

### CONTACT INFORMATION

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# 2 Willow Drive , Warwick CV34 8AG



- THREE BEDROOMS
- OFF ROAD PARKING & GARAGE
- STILL UNDER NHBC WARRANTY
- MASTER EN-SUITE
- OPEN PLAN KITCHEN DINING ROOM
- CLOSE TO ALL AMENITIES
- CORNER LOCATION
- UTILITY ROOM
- SOUGHT AFTER DEVELOPMENT

## Front & Side Gardens

## Entrance Hallway

## Ground Floor WC

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

## Lounge

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

## Open Plan Kitchen Dining Room

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

## Utility Room

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

## First Floor Landing

## Master Bedroom

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

## Master En-Suite

8'6" x 5'5" (2.59m x 1.65m)

## Bedroom Two

13'2" x 11'3" (4.01m x 3.43m)

## Bedroom Three

12'6" x 8'10" (3.81m x 2.69m)

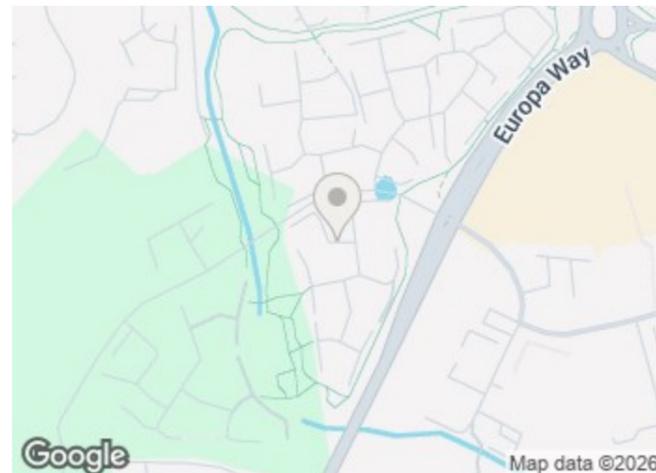
## Family Bath / Shower Room

9'6" x 7' (2.90m x 2.13m)

## Rear Garden

## Off Road Parking & Garage

21'1" x 13'3" (6.43m x 4.04m)



## Directions

