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The Ludgate, Waterfield Drive
Cromwell Lane CV4 8AS

# The Ludgate, Waterfield
## CV4 8AS

MOVE IN FOR CHRISTMAS

Nestled in the charming Cromwell Park development on Waterfield Drive, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2026, this new build property spans an impressive 1,201 square feet and is designed with families in mind.

As you enter, you are welcomed into a spacious living room that features elegant French doors, seamlessly connecting the indoor space to the garden, ideal for entertaining or enjoying a quiet afternoon. The property boasts four generously sized bedrooms, with the master bedroom providing a tranquil retreat. The bathrooms are finished to a high standard, featuring quality Porcelanosa flooring, ensuring both style and functionality.

This home is equipped with energy-efficient gas-fired underfloor heating on the ground floor and energy-efficient radiators on the first floor, providing warmth and comfort throughout the seasons. Additionally, the property is fitted with energy-saving solar PV panels, making it an environmentally friendly choice.

DISCLAIMER: Please note that the photographs used within this listing are of the Ludgate show home house type on the same St Philips development and are provided for illustrative purposes only. The specification, finishes, fixtures and layout of the property being advertised may vary from those shown.

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# Dimensions

## Ground Floor

### Entrance Hall

### Kitchen/Dining Room
5.87 x 3.22

### Living Room
5.87 x 3.31

## First Floor

### Master Bedroom
3.35 x 2.45

### Ensuite

### Bedroom Two
3.28 x 2.74

### Bedroom Three
3.54 x 2.74

### Bedroom Four
3.35 x 2.06

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# Floor Plan



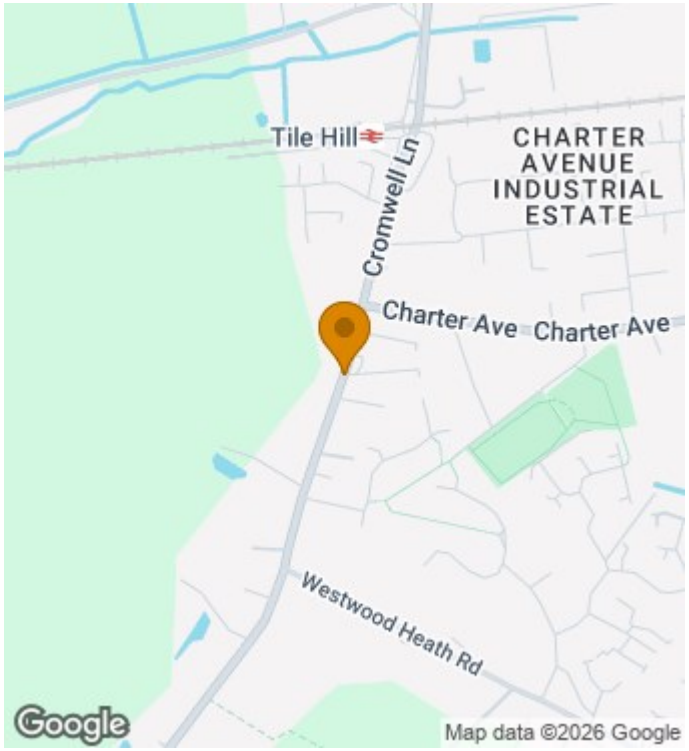

## Total area: 1201.00 sq ft

**Disclaimer**

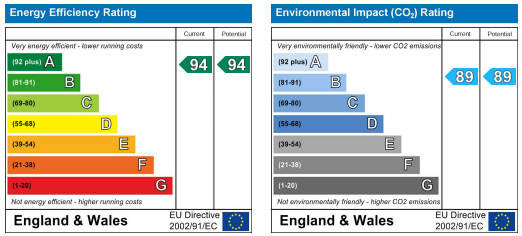
**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
**Viewing** Strictly by arrangement through Shortland Horne.
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map




# EPC








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