



6 Cloverfield Drive

Warwick **CV34 8BS**

Offers Over £305,000

6 Cloverfield Drive

Welcome to this delightful semi-detached home, which is presented in an immaculate condition. This home is ideal for families, first-time buyers, or investor / landlords and promises comfort, convenience and charm.

The property was built in 2022 and in brief comprises of a lounge, ground floor cloakroom, kitchen / diner, two double bedrooms with the master having an en-suite shower room, family bathroom, loft space for storage, rear garden and off-road parking for two vehicles. The property has a fitted alarm system.

The property is close to Myton Gardens Primary School, being built off Fusiliers Way and set to open in September 2025. The property is also well positioned for JLR, the Leamington train station, Shires Retail Park, Myton School catchment and has a benefit of both local towns - Leamington and Warwick. The property benefits from approx. 7 years NHBC warranty remaining.

Call us today for more information or to book in an internal viewing.

LOCATION

The property is less than five minutes from the M40, bringing Birmingham within around 45 minutes drive and the M25 London Orbital Motorway is just an hour and a quarter away. Leamington Spa Station, 20 minutes walk from the development, offers two services an hour to London Marylebone, a journey of under ninety minutes, as well as services to Birmingham, Manchester, Bournemouth and Edinburgh. Buses between Leamington Spa and Stratford via Warwick pass along Myton Road, 500 yards from the development. Shires Retail Park, a few yards away, covers high street fashion, household goods, computer and mobile phone specialists and restaurants, as well as a Boots Pharmacy. The large Aldi supermarket on the edge of the Park complements nearby Morrisons and Lidl supermarkets and local shops near the train station include a post office and convenience stores, while the elegant streets of Leamington Spa and the market town ambience of Warwick present a wide variety of local retailers, chain stores, restaurants, pubs and cafés.

ENTRANCE / LOUNGE

3.66m x 3.52m (12'0" x 11'6")

A light and airy lounge area which briefly comprises of a gas central heating radiator, double glazed window to the front elevation, storage cupboard, space for lounge furniture and stairs leading to the first floor landing.

CLOAKROOM

1.78m x 1.04m (5'10" x 3'4")

Having a low level W/C, sink unit, a gas central heating radiator, extractor fan, part tiled walls and tiled flooring.

KITCHEN / DINER

4.07m x 3.12m (13'4" x 10'2")

A beautifully presented kitchen which in brief has built-in appliances such as a four ring gas hob, oven unit, extractor fan above, dishwasher, washer / dryer and space for a fridge / freezer. The kitchen also has work top surfaces, cupboards for storage, a double glazed window to the rear elevation, a gas central heating radiator, combination boiler, large storage cupboard and French doors leading out to the rear garden.

FIRST FLOOR LANDING

Having doors to adjacent rooms and loft access.

MASTER BEROOM

3.11m x 3.00m (10'2" x 9'10")

Having a double glazed window over looking the rear garden, a gas central heating radiator, space for bedroom furniture and a door leading to the-

EN-SUITE SHOWER ROOM

3.12m x 1.00m (10'2" x 3'3")

Having a low level W/C, sink unit, shower cubicle, part tiled walls, tiled flooring and a heated towel rail.

BEDROOM TWO

4.10m x 2.69m (13'5" x 8'9")

Having a double glazed window to the front elevation, a gas central heating radiator, space for bedroom furniture and a storage cupboard.

FAMILY BATHROOM

2.03m x 1.92m (6'7" x 6'3")

Having a low level W/C, sink unit, bath unit with shower above, part tiled walls, a gas central heating radiator and tile flooring.

LOFT

The vendor has informed us that the loft has lighting, is mostly boarded and benefits from having a pull down ladder.

Features

Off Road Parking For Two

7 Years NHBC Warranty Remaining

Ideal For First Time Buyers / Investors

Off Road Parking For Two Vehicles

Two Double Bedrooms With The Master Having An En-Suite

Ground Floor Cloakroom

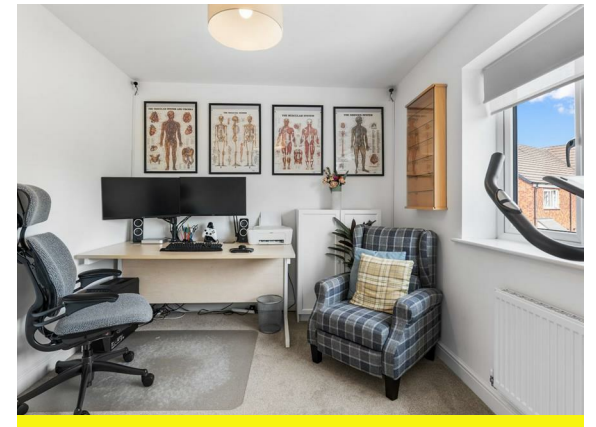
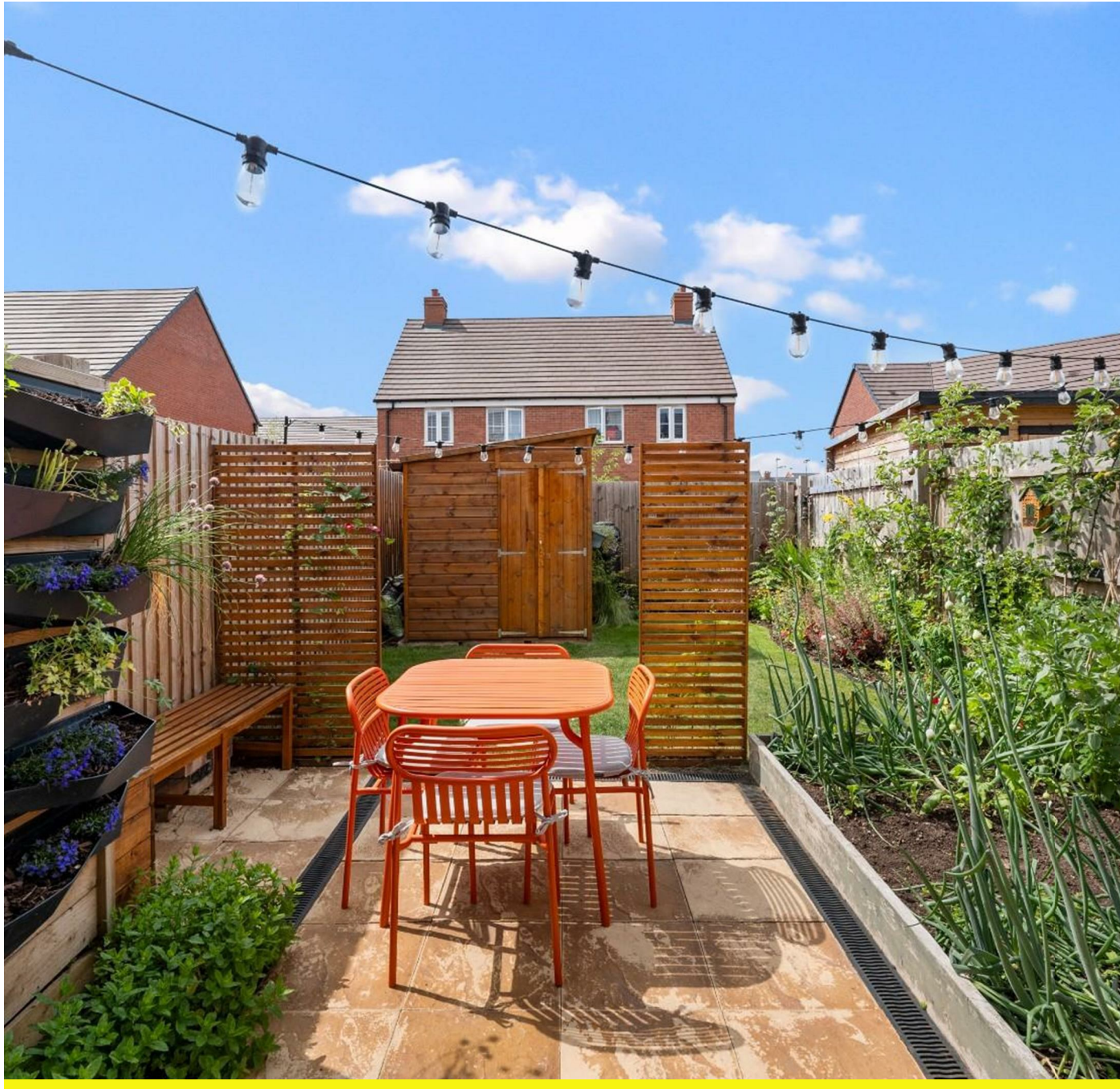
Popular Location

Modern Kitchen / Diner With Built In Appliances

Pet And Smoke Free Home

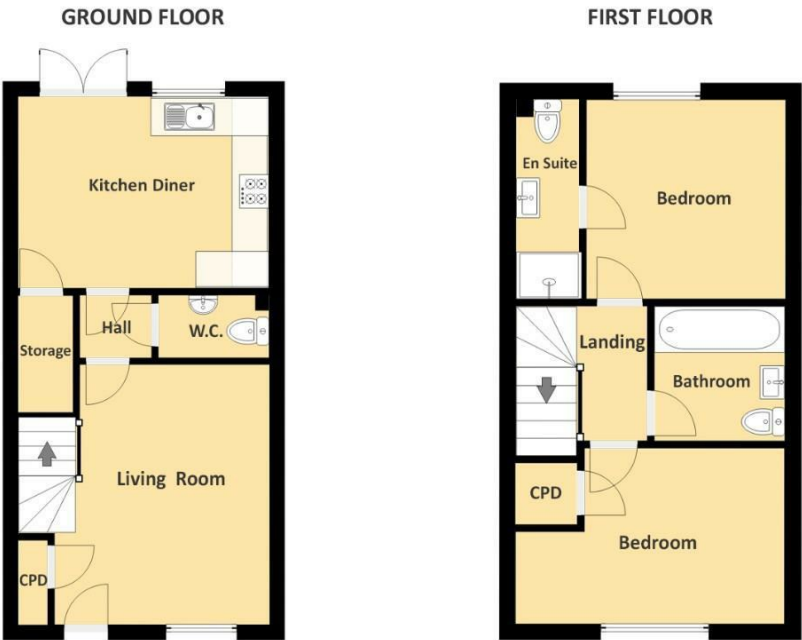
Immaculate Throughout





Floorplan

Internal Living Area 698sq ft / 64.89m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure
Freehold

Fixtures & Fittings

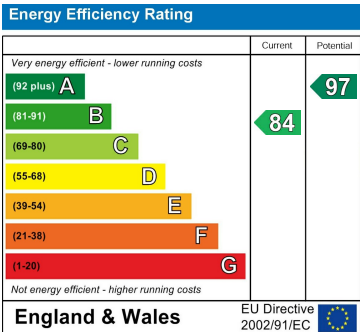
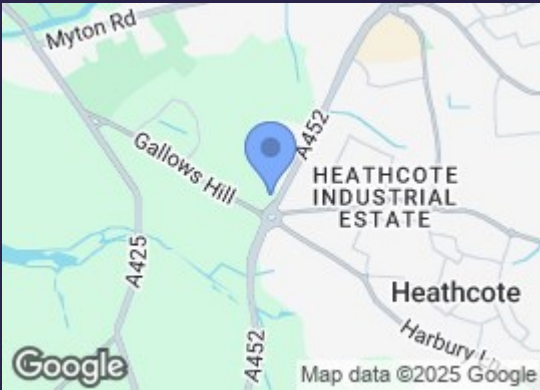
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



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