



**4 Cloverfield Drive**

Warwick, Warwickshire, CV34 8BS



























## 4 Cloverfield Drive

Built by Linden Homes in 2023 and located in a quiet development equidistant from both Warwick and Leamington Spa is this modern, impeccably presented 2-bedroom, 2-bathroom home.

With 8 years NHBC warranty remaining and being EPC band B with the potential for A, this property offers efficient living with peace of mind.

The accommodation comprises living room leading to the open plan kitchen diner with French doors out onto the rear garden. Downstairs WC and large storage cupboard.

On the first floor is the master bedroom with en-suite, bedroom 2 and family bathroom.

Outside offers an attractive landscaped rear garden with wonderful garden room with heating and lighting. Large front garden with 2 parking spaces and room for more.

### Accommodation summary

#### Ground Floor

Lounge, Kitchen / Diner with French doors leading out to garden, WC and storage cupboard.

#### First Floor

Master bedroom with ensuite, bedroom two with fitted wardrobes and family bathroom.

#### Outside

Front and rear gardens, garden room, driveway with 2 parking spaces

Location  
Warwick

Services  
Mains gas, water, electricity, drainage and telephone.

Local Authority  
Warwick District Council.

Viewing Arrangements  
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website  
For more information visit  
[www.spaestates.com](http://www.spaestates.com)

Opening Hours: Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

































Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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