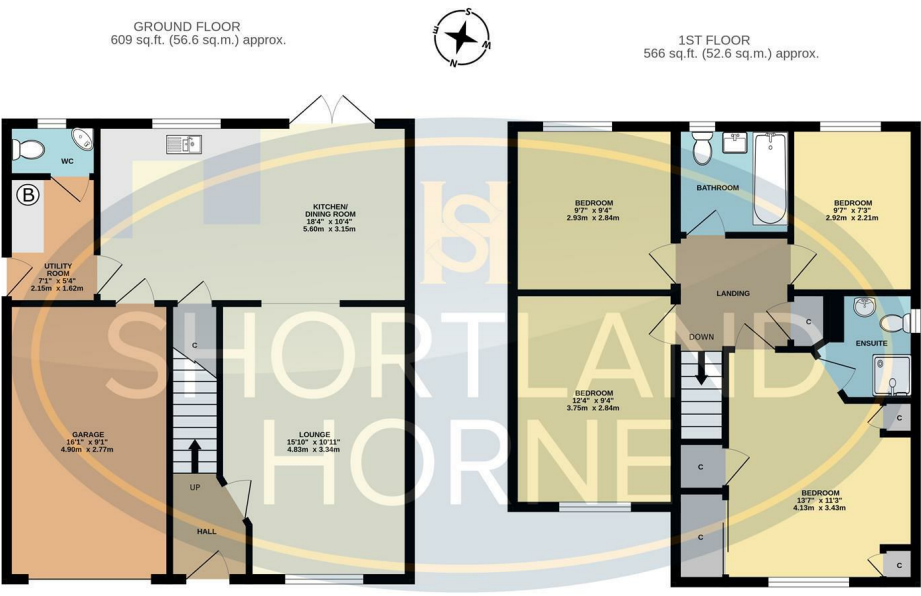


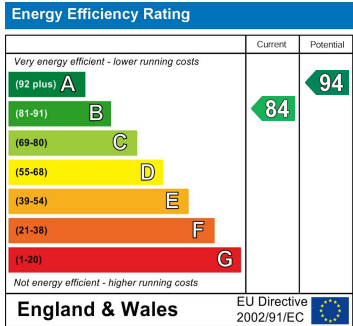
Floor Plan



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



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 accordance 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.



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Willow Way
CV3 3HU



£340,000

Bedrooms 4
Bathrooms 2

Welcome to this stunning four-bedroom detached home, built in 2020 and thoughtfully designed for modern family living. With a light-filled interior, stylish décor, and one of the largest south-facing gardens on the development, this home offers the perfect blend of space, comfort, and convenience. Move-in ready and offered with no onward chain, it's an opportunity you won't want to miss.

As you pull onto the private driveway, the home's kerb appeal is undeniable—a neatly maintained lawned garden, crisp modern brickwork, and an inviting entrance set the tone for what lies beyond. The front lawn even offers the option for additional parking, should you need more space for visitors or a growing household. The integral garage, fitted with electrics, provides secure storage for your car, tools, or even the potential for a home gym or extra living space.

Step inside, and you'll instantly notice the bright and airy feel, thanks to the home's neutral décor and well-planned layout. The spacious lounge is the perfect spot to unwind after a long day—imagine sinking into a cosy sofa, a cup of tea in hand, while the large window lets in the soft evening light. Double doors lead into the open-plan kitchen/dining area, making it easy to switch between quiet relaxation and lively social gatherings.

The modern kitchen is designed for both style and function, featuring sleek units and high-quality integrated appliances including a built-in oven, gas hob, extractor, dishwasher, and fridge/freezer. Whether you're whipping up a quick breakfast before the school run or preparing a hearty Sunday roast, there's plenty of worktop space to make cooking a pleasure.

The dining area is a wonderful space to bring people together—whether it's a busy weekday breakfast or a leisurely dinner with friends, the layout keeps the conversation flowing. As you sit around the table, French doors frame a view of the garden, and on warmer days, they open out to let in a gentle breeze. Imagine hosting summer barbecues here, with laughter spilling from the dining table to the garden as the sun sets.

For added convenience, a separate utility room provides space for laundry and additional storage, keeping daily clutter neatly tucked away. A guest WC completes the ground floor, ideal for when visitors pop by.

Upstairs, four well-proportioned bedrooms ensure that everyone in the family has a comfortable and private retreat. The master bedroom is a true sanctuary, featuring built-in storage and a sleek en-suite shower room—perfect for refreshing mornings or winding down after a busy day.

Three additional bedrooms provide flexibility to suit your lifestyle. Two are generous doubles, ideal for family members or overnight guests, while the fourth is a spacious single—perfect for a home office, nursery, or dressing room. All rooms are carpeted and filled with natural light, creating an atmosphere of calm and relaxation.

The stylish family bathroom is designed for ultimate comfort, fitted with a pristine white three-piece suite. Picture yourself soaking in a warm bubble bath, candles flickering on the windowsill, and your favourite book in hand—the perfect way to unwind.

Step outside into the south-facing rear garden, a private oasis and one of the largest plots on the development. The seating area is ideal for al fresco dining, whether it's a morning coffee in the sunshine or a glass of wine on a warm summer evening. The lawn offers ample space for children to play or even for a garden project, while mature flower borders add colour and character. Side access makes gardening even more convenient.



| | | | |
|---------------------|---------------|-----------------|-------------|
| GROUND FLOOR | | Bedroom 1 | 13'7 x 11'3 |
| Hall | | Bedroom 2 | 12'4 x 9'4 |
| Lounge | 15'10 x 10'11 | Bedroom 3 | 9'7 x 9'4 |
| Kitchen/Dining Room | 18'4 x 10'4 | Bedroom 4 | 9'7 x 7'3 |
| Utility Room | 7'1 x 5'4 | En-Suite | |
| Guest WC | | Family Bathroom | |
| Integral Garage | 16'1 x 9'1 | OUTSIDE | |
| FIRST FLOOR | | Rear Garden | |
| Landing | | Driveway | |