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The Ludgate, Waterfield Drive
Cromwell Lane CV4 8AS



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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.

Completing this delightful home is a single garage, offering ample storage space or

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selling quality
property since 1995





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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

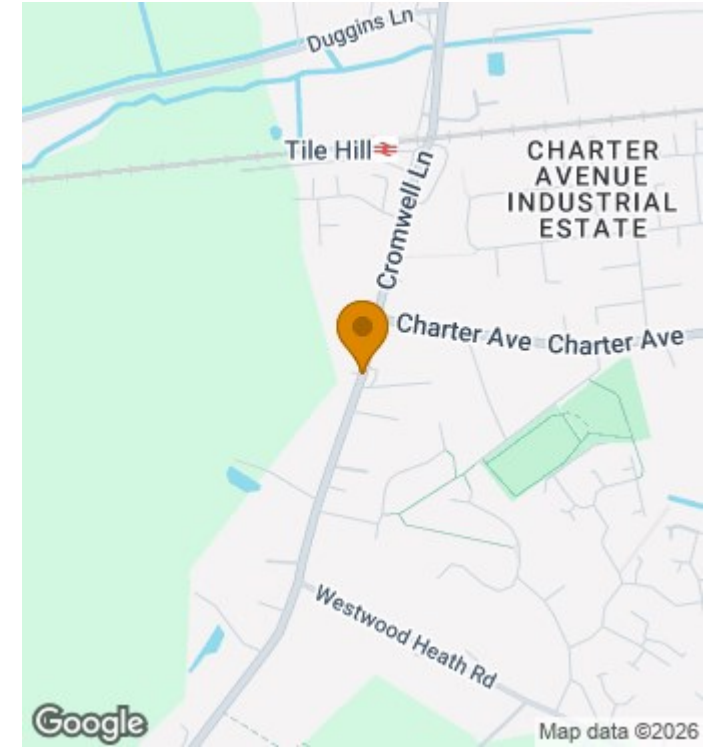
3.35 x 2.06



Floor Plan



Location Map



Total area: 1201.00 sq ft

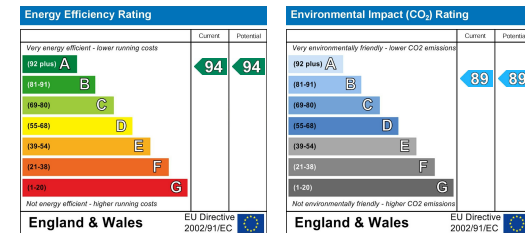
Disclaimer

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.
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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

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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.

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📞 02476 222 123

✉️ lettings@shortland-horne.co.uk 🐦 @ShortlandHorne

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