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Cromwell Park, Waterfield Drive
Cromwell Lane, Burton Green CV4 8AS

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MOVE IN FOR CHRISTMAS

Nestled in the charming area of Waterfield Drive, Cromwell Lane, Burton Green, Coventry, this exquisite detached house is a splendid new build, completed in 2026. Spanning an impressive 1,010 square feet, this three-bedroom family home is designed with modern living in mind, offering both comfort and style.

As you enter, you will be greeted by a spacious living room that provides an inviting atmosphere for relaxation and family gatherings. The property boasts energy-efficient features, including gas-fired underfloor heating on the ground floor and energy-efficient radiators on the first floor, ensuring warmth and comfort throughout the seasons. The master bedroom is a true retreat, complete with fitted wardrobes and a private ensuite, providing a perfect sanctuary for rest and privacy.

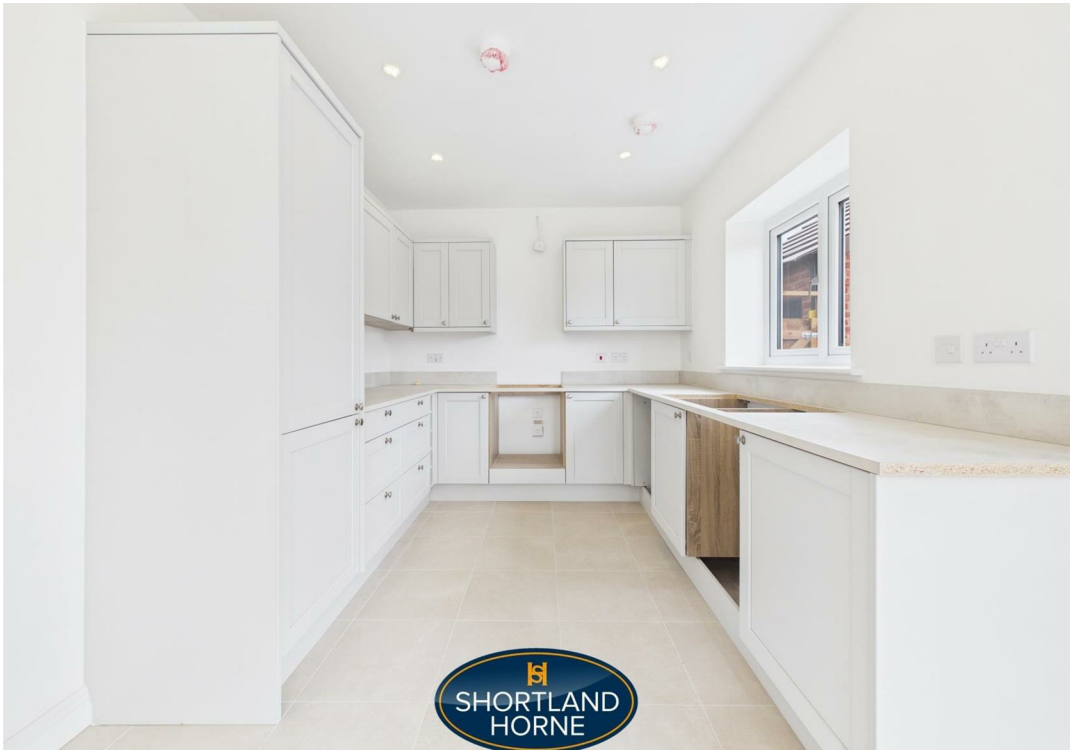
The quality bathroom features elegant Porcelanosa flooring, adding a touch of luxury to your daily routine. Additionally, the home is equipped with energy-saving solar PV panels, contributing to a more sustainable lifestyle while reducing energy costs.

DISCLAIMER: Please note that the photographs used within this listing are of Plot 1 The Cofton 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
5.65 x 3.61

Downstairs Cloakroom

Living Room
5.65 x 3.61

First Floor

Master Bedroom
3.32 x 2.7

Ensuite

Bedroom Two
2.94 x 2.55

Bedroom Three
2.89 x 2.13

Family Bathroom

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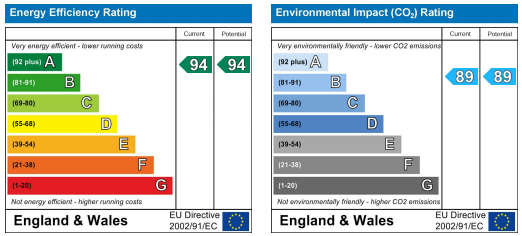
Floor Plan



Location Map



EPC



Total area: 1010.00 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.

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