



OPHELIA CRESCENT

RUGBY, CV22 7DU

GUIDE PRICE £575,000

Set on the outskirts of the desirable town of Rugby is this beautifully presented four bedroom detached executive home. With a wealth of amenities only a short walk away and an abundance of space on offer throughout, this lovely home has much to offer its next owners.

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- 4 Bedroom Executive Home
- Immaculate Finish
- Utility Room
- Downstairs Cloakroom
- Double Garage
- Enclosed Garden
- 2 Ensuite Shower Rooms
- Off Road Parking
- Close To Amenities
- Close To Schools



Set on the outskirts of the desirable town of Rugby is this beautifully presented four bedroom detached executive home benefitting from extensive internal upgrades. With a wealth of amenities only a short walk away and an abundance of space on offer throughout, this lovely home has much to offer its next owners.

You are welcomed into the home via a central entrance hallway that leads to all other rooms within the property.

Located at the rear of the home you will find the open plan kitchen/diner that is fully fitted with a range of modern wall and base units, upgraded granite work surfaces and Porcelanosa floor tiling throughout. The kitchen/diner is the heart of the home and is complete with two full height fridge freezers, integrated dishwasher, two ovens, induction hob and breakfast bar. This fantastic room offers separate space for a family dining table and gives access through bi folding doors into the rear garden, which flood the room with natural light. The kitchen also conveniently gives access to a utility room that has been completed to a high standard in keeping with the kitchen units and offers further under counter space for white goods.

Moving toward the front of the home is the generously sized lounge that is complete with a feature limestone electric fireplace. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The downstairs accommodation also benefits from a cloakroom.

Upstairs briefly comprises of four double bedrooms, two with en suite shower rooms, and a family bathroom, complete with full height Porcelanosa tiling throughout. The main bedroom is located at the front of the home, is a very generously sized

double room and is complete with built-in wardrobes as well as the luxury of a modern and fully fitted en suite shower room and a heated towel rail.

Bedroom two is located at the rear of the home and is yet again a great sized double room, benefitting from both built-in wardrobes and an en suite shower room. Bedrooms three and four are both further double rooms, with bedroom four offering the potential for the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is fitted with a tiled suite inclusive of a separate bath and shower cubicle and a heated towel rail.

Leading outside, this lovely home is blessed with a low maintenance rear garden that is laid mainly to lawn with a patio area and raised borders that's perfect for al fresco dining and entertaining guests.

The double integrated garage has an electric overhead door that offers great versatility and would lend itself to the perfect home gym or workshop.

This beautiful family home further benefits from gas central heating, double glazing throughout, off road parking for two vehicles and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Rugby Borough Council

Council Tax Band: F

EPC: B

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Main House Approx. Gross Internal Area:- 143.81 sq.m. 1548 sq.ft.
 Garage Approx. Gross Area:- 27.66 sq.m. 298 sq.ft.
 Total Approx. Gross Area:- 171.47 sq.m. 1846 sq.ft.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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