

**12 Hazel Close
Eden Park
RUGBY
CV21 1UR**

Guide Price £318,500



- **THREE BEDROOM**
- **KITCHEN/DINER WITH INTEGRATED APPLIANCES**
- **DOWNSTAIRS WC**
- **GARAGE AND OFF ROAD PARKING**
- **POPULAR LOCATION**

- **MODERN DETACHED HOME**
- **LOUNGE**
- **MASTER BEDROOM WITH ENSUITE**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING B**

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom detached home built by Bloor Homes located in the popular residential area of Eden Park. In brief the accommodation comprises; entrance hall, lounge, kitchen/dining room with built in appliances, and ground floor w.c. To the first floor there are three bedrooms and ensuite shower room and a family bathroom. Externally there is off road parking for two vehicles, a garage and an enclosed rear garden. The property has gas central heating and upvc double glazing throughout.

Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Accommodation Comprises

Entry via obscure glazed upvc entrance door into:

Hallway

Stairs rising to first floor. Window to front. Ceramic tile flooring. Radiator. Storage cupboard housing fusebox with coat hanging space. Doors off to lounge, kitchen/dining room and w.c.

Lounge

14'11" x 10'7" (4.56m x 3.23m)

Window to front aspect. Two radiators. Central heating thermostat. Coving to ceiling. Vinyl floor covering.

Kitchen / Dining Room

19'7" x 9'5" (5.98m x 2.89m)

Fitted with a range of modern base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit. Tiled splash backs. Built in Neff electric oven. AEG induction hob with Bosch extractor hood over. Integrated fridge/freezer. Integrated Mila dishwasher. Two radiators. Cupboard housing combi boiler. Spotlights. Ceramic tile flooring. Window to rear. French doors to rear garden.

Ground Floor WC

With high gloss suite to compose low level w.c. and wall mounted wash hand basin with mixer tap over and tiled splashback. Radiator. Spotlight. Ceramic tile flooring.

First Floor Landing

Window to side. Access to mainly boarded loft with loft ladder. Storage cupboard. Airing cupboard. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

10'6" x 8'9" (3.22m x 2.69m)

Window to front with fitted wooden blinds. Built in double wardrobe. Radiator. Door to:

Ensuite Shower Room

With modern high gloss suite to comprise; tiled shower cubicle with mixer shower, wall mounted wash hand basin and low level. w.c. Ceramic tile flooring. Radiator. Frosted window to front elevation.

Bedroom Two

10'7" x 8'3" (3.24m x 2.52m)

Window to rear. Radiator.

Bedroom Three

11'0" x 7'10" (3.37m x 2.39m)

Window to rear. Radiator.

Family Bathroom

With modern high gloss suite to comprise; panelled bath with mixer shower over, wall mounted wash hand basin and low level w.c. Tiling to splash areas. Vertical radiator. Shaver point. Ceramic tiled flooring. Radiator. Frosted window to side elevation.

Front Garden

Laid to gravel with cast iron railings and pathway to entrance. Driveway providing off road parking for two cars and leading to garage.

Garage

With up and over style door.

Rear Garden

East facing. Mainly laid to lawn with two patio areas and flower and shrub borders. Area laid to gravel. Bin storage area. Timber fencing, brick wall and iron railings to boundaries.

Agents Note

Local Authority: Rugby

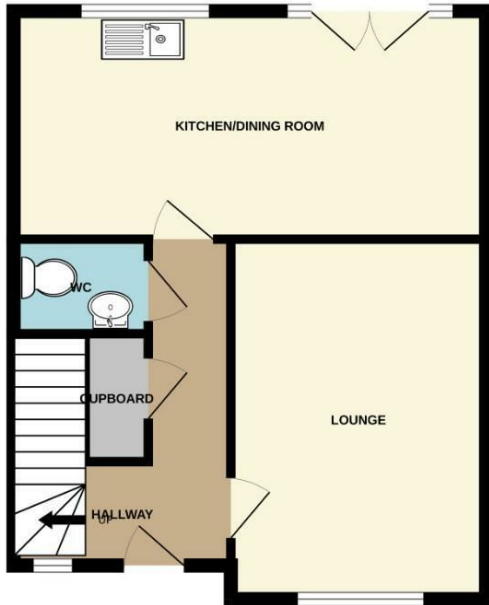
Council Tax Band: D

Energy Efficiency Rating: B

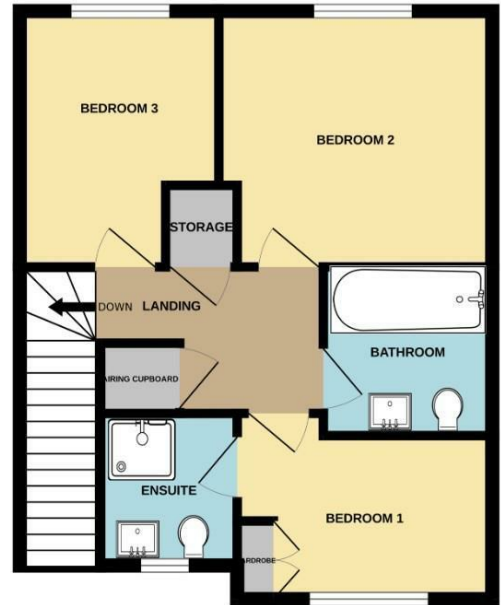




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

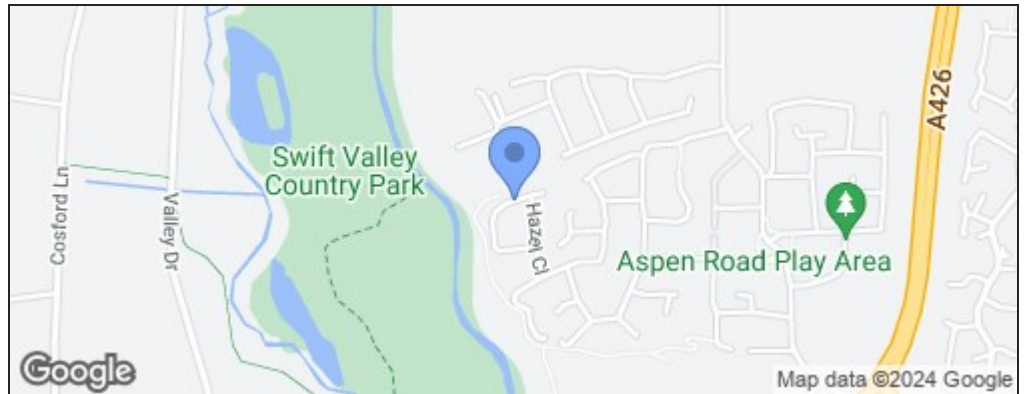


1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.