

**"Haversham" Elborough Place
Ashlawn Road
RUGBY
CV22 5QE
£398,995**



- **THREE DOUBLE BEDROOMS**
- **ACCOMMODATION OVER THREE FLOORS**
- **OPEN PLAN KITCHEN / DINING / FAMILY SPACE**
- **SOLAR PANELS AND ELECTRIC CAR CHARGER**
- **SEMI DETACHED HOME**
- **FLEXIBLE FOURTH BEDROOM / STUDY / PLAYROOM**
- **SOUTH FACING GARDEN**
- **ENERGY EFFICIENT HOME**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

The Haversham is a flexible four bedroom home set across three floors. On the ground floor you will find an open plan kitchen with dining and family areas, with French doors opening onto the rear garden. The fourth bedroom is on the ground floor and could be used as a home office or play room. The first floor features a bright lounge and the main bedroom with ensuite facilities. On the second floor you will find two further double bedrooms and family bathroom. This property boasts higher Eco specification with solar panels and electric car charger fitted as standard.

Located on Ashlawn Road, between Dunchurch and Hillmorton, with only a 10 minute drive to Rugby town centre, there are plenty of amenities nearby. An excellent location for commuter links via the M45, M1 and M6. There are direct trains from Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively.

This brand new Barratt home could be just what you're looking for. Practical, smart and cost efficient, Barratt homes make day to day life easy, so you can get on with building your future. Smarter design offers neat storage for simple, clutter free living to flexible, multipurpose open plan spaces, which are great for family life. Built in efficiency saves on your utility bills. You will find award winning quality in every room. (Barratt Homes have been given 5 Stars by the Home Builders Federation every year since 2010).

There are a range of offers to help you get moving, whether you are a first time buyer or looking for more space.

Entrance Hall

Study / Bedroom Four

6'1" x 9'0" (1.865m x 2.746m)

Kitchen

6'1" 10'0" (1.865m 3.063m)

Family / Dining

12'10" x 15'9" (3.930m x 4.818)

Cloakroom

28'2" x 5'3" (8.60m x 1.615)

Second Floor Landing

Lounge

12'10" x 11'10" (3.935m x 3.625m)

Bedroom One

12'10" x 9'11" (3.935m x 3.037m)

Ensuite Shower Room

5'1" x 7'1" (1.551m x 2.163m)

Second Floor Landing

Bedroom Two

12'10" x 11'5" (3.935m x 3.483m)

Bedroom Three

12'10" x 10'11" (3.935m x 3.340m)

Bathroom

5'6" x 6'5" (1.695m x 1.963m)

Garden

South Facing



The Radleigh 4 Bed Showhome



The Radleigh 4 Bed Showhome



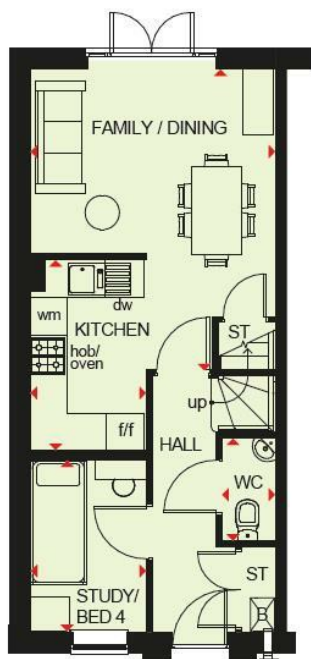
The Radleigh 4 Bed Showhome



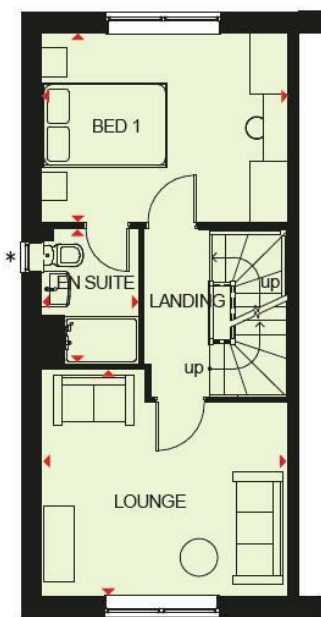
The Radleigh 4 Bed Showhome



The Radleigh 4 Bed Showhome



GROUND FLOOR

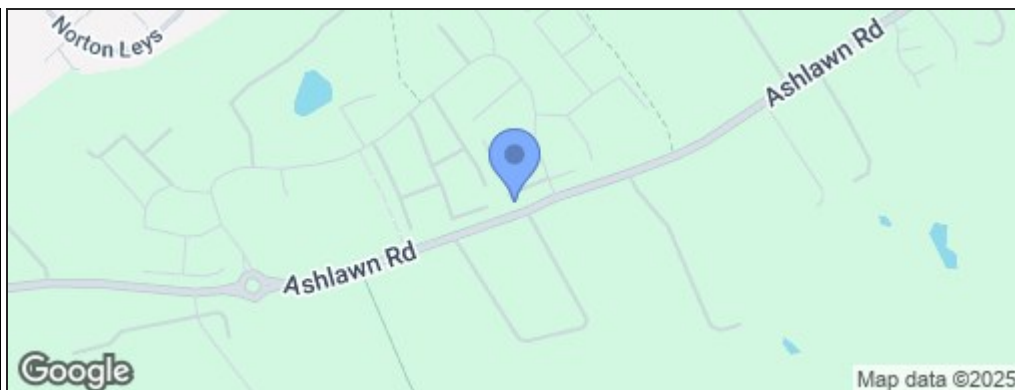


FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Disclaimer

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.