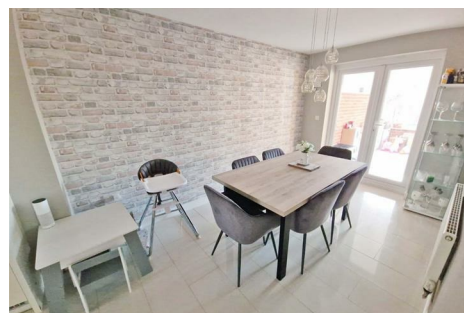


**40 Elder Avenue
Eden Park
RUGBY
CV21 1TE
£320,000**



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **KITCHEN/DINING ROOM WITH APPLIANCES**
- **GROUND FLOOR W.C.**
- **FAMILY BATHROOM**
- **INSULATED HOME OFFICE**

- **SPACIOUS LOUNGE**
- **CONSERVATORY**
- **ENSUITE SHOWER ROOM**
- **OFF ROAD PARKING AND EVC POINT**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented and generously proportioned three-bedroom detached family home, ideally situated in the sought-after Eden Park development on the northern edge of Rugby. This stylish property offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge, a contemporary kitchen/dining room with integrated appliances, a bright conservatory, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a modern family bathroom.

A particular highlight is the converted garage, thoughtfully updated to provide a versatile home office and additional storage space — perfect for remote working or creative pursuits.

Externally, the property benefits from off-road parking, an electric vehicle charging point, and a private, enclosed rear garden — ideal for family living and outdoor entertaining. Additional features include UPVC double glazing and gas-fired central heating.

Eden Park offers excellent connectivity for commuters, with easy access to major road networks including the M1, M6, and A5. Rugby town centre is just a short drive away, with Rugby Railway Station providing direct mainline services to London Euston and Birmingham. Nearby retail hubs include Elliots Field and Junction One, offering a wide range of shopping and leisure facilities.

Families will appreciate the outstanding selection of state and independent schools in the area, including Rugby High School for Girls, Lawrence Sheriff School, Bilton Grange, Princethorpe College, and the world-renowned Rugby School.

Accommodation Comprises

Entry via part glazed front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Window to front. Radiator. Ceramic tiled floor. Understairs storage cupboard. Doors off to lounge, kitchen/diner, and downstairs w.c.

Lounge

17'0" max x 9'10", 190'3" (5.19 max x 3,58)

Window to rear aspect. Radiator.

Kitchen / Diner

26'8" x 8'0" (8.13 x 2.44)

Kitchen Area

Fitted with a range of base and eye level units. Roll top work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated electric hob, with extractor canopy over. Built in double oven. Integrated fridge and freezer. Integrated dish washer. Ceramic tiled floor. Radiator. Window to front aspect.

Dining Area

French doors opening to conservatory. Radiator. Ceramic tiled floor. Door to lounge.

Conservatory

12'9" x 9'4" (3.91 x 2.87)

Of brick and upvc construction. Windows to three sides. French doors opening to patio area. Ceramic tiled floor. Electric heater.

Downstairs W.C.

Low level w.c. Wall mounted wash hand basin. Extractor. Tiling to splash areas. Ceramic tiled floor. Radiator.

First Floor Landing

Access to loft space. Storage cupboard housing central heating boiler. Doors off to bedrooms and bathroom.

Bedroom One

14'2" x 11'3" (4.32 x 3.44)

Window to rear aspect. Radiator. Built in triple wardrobe with sliding doors. Door to:

Ensuite Shower Room

With suite to comprise; double shower enclosure with electric shower, wall mounted wash hand basin, and low level w.c. Ceramic tiled floor. Part tiled walls. Recessed spotlights. Extractor. Heated towel rail. Window to rear elevation.

Bedroom Two

11'6" x 11'2" (3.51 x 3.42)

Window to front aspect. Radiator.

Bedroom Three

10'9" x 8'9" (3.29 x 2.67)

Window to rear aspect. Radiator.

Bathroom

Panelled bath with tiling to walls, wall mounted wash hand basin, low level w.c. Part tiled walls. Recessed spotlights. Extractor fan. Shaver point. Ceramic tiled floor. Window to front elevation.

Front Garden

Lawn area. Pathway to entrance. Driveway providing off road parking for two cars and leading to garage.

Converted Garage

Of brick construction. Up and over style door. This garage has been converted to provide a home office and storage room.

Home Office

The office has been insulated and has power and lighting. Laminate floor covering. Personal door to side.

Rear Garden

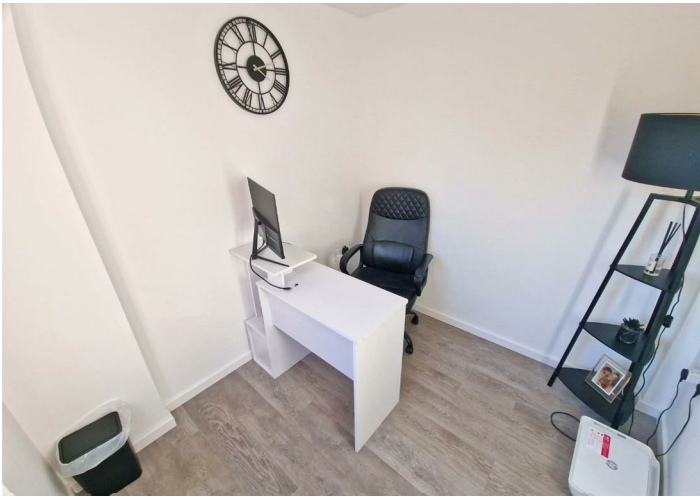
Mainly laid to lawn. Large patio area. Raised flower beds. Enclosed by brick wall and timber panel fencing. Timber shed.

Agents Note

Council Tax Band: D

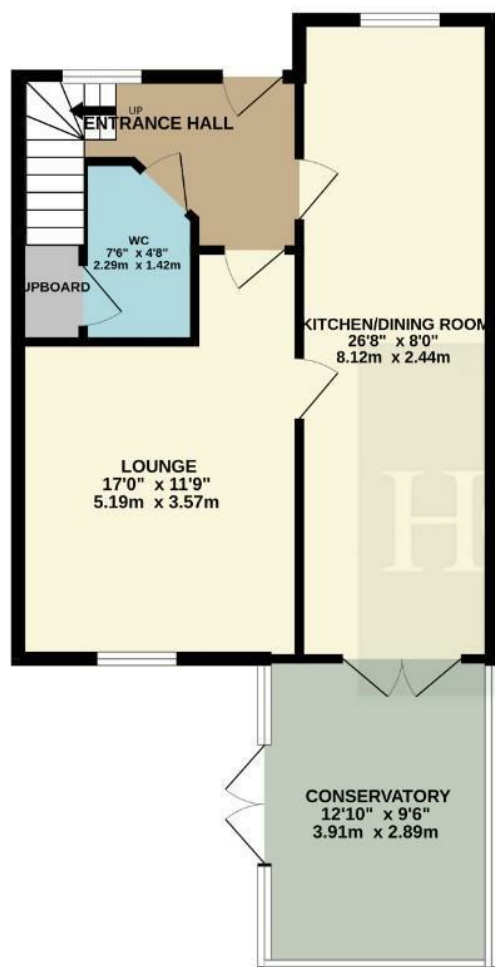
Energy Efficiency Rating: C



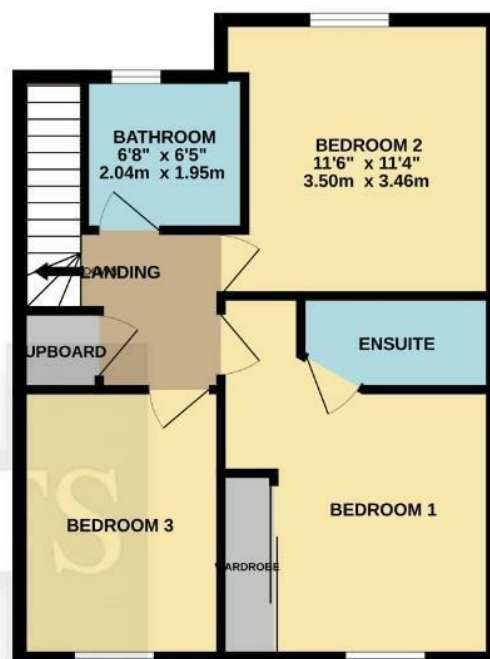




GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.

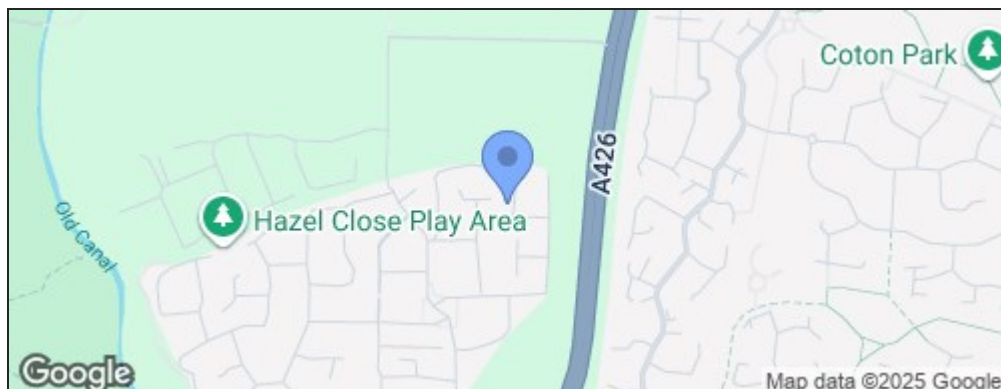


TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

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		
(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.