

**Plot 49 Ashlawn Gardens
Ashlawn Road
RUGBY
CV22 5GF
£637,000**



- FIVE BEDROOM
- HIGH ECO SPECIFICATION
- OPEN PLAN KITCHEN / FAMILY ROOM
- FAMILY BATHROOM AND SHOWER ROOM
- DOWNSTAIRS WC

- DETACHED NEW BUILD
- THREE STOREY ACCOMMODATION
- SEPARATE LOUNGE AND DINING ROOM
- TWO ENSUITES
- DOUBLE GARAGE AND PARKING

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A five bedroom detached, newly built family home, with accommodation set over three floors, located in Ashlawn Gardens.

On the ground floor, there is a spacious open plan family/kitchen with utility area and French doors opening to the rear garden, a separate dining room, a spacious lounge again with French doors to the garden, and a w.c. On there first floor, there are two double bedrooms, one with an ensuite bathroom and the other with an ensuite shower room, a further single bedroom, and a family bathroom. On the second floor there is a double and a single bedroom and a further shower room. Externally, there is a double garage and off road parking for two vehicles.

This property boasts high Eco specification with photovoltaic panels, highly efficient insulation, and argon filled double glazing.

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.

Ground Floor

Lounge

11'5" x 23'0" (3.483m x 7.013m)

Kitchen / Family Room

11'1" x 20'7" (3.384m x 6.282m)

Downstairs WC

3'2" x 5'2" (0.975m x 1.600m)

Dining Room

10'5" x 11'1" (3.184m x 3.383m)

Utility Area

5'10" x 6'9" (1.784m x 2.061m)

First Floor

Bedroom One

10'5" x 20'7" (3.184m x 6.287m)

Ensuite Bathroom

11'1" x 9'4" (3.384m x 2.859m)

Bedroom Two

11'5" x 12'0" (3.483m x 3.678m)

Ensuite Shower Room

5'4" x 6'9" (1.637m x 2.061m)

Bedroom Three

11'5" x 8'8" (3.483m x 2.656m)

Bathroom

5'6" x 10'1" (1.698m x 3.095m)

Second Floor

Bedroom Four

11'4" x 16'8" (3.459m x 5.100m)

Bedroom Five

10'7" x 10'7" (3.246m x 3.236m)

Shower Room

5'9" x 7'4" (1.776m x 2.241m)



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.