



Cypress Road Rugby
Three Bedroom Detached
£359,950



KLEINMANN
PROPERTIES

An impressive very well presented three bedroom detached property on the Eden Park development. Formally the show home the property is finished to a high specification with stylish finishes throughout and comprises entrance hall, ground floor cloakroom, kitchen/dining room, sitting room, three bedrooms with ensuite to bedroom one and family bathroom. The property benefits from an integrated speaker system throughout, whilst outdoors there is a garage, driveway and rear garden. Additionally the NHBC Certificate is valid through to November 2031.

Ground Floor

Entrance Hall

With laminate flooring, three way light fitting with rose gold metallic shades.

Cloakroom

With laminate flooring following on through from the entrance hall, low level WC, wash hand basin on pedestal, chrome opaque light fitting and venetian blinds to window.

Kitchen/Dining Room 12' 2" x 9' 9" (3.72 x 2.97)

With a selection of white kitchen cabinets with chrome handles, self-closing drawers and marble worktops. There is an inset 1.5 stainless steel sink with mixer tap and window over with venetian blinds. Integrated appliances include four way gas hob with extractor over, electric oven, washer/dryer, dishwasher, wine fridge and fridge/freezer. There is a four way chrome light fitting and feature light fitting to dining area. The flooring continues through from the entrance hall.





Sitting Room 17' 2" x 12' 2" (5.23 x 3.73)

With flooring continuing through from the entrance hall, window with outlook to rear garden and French doors opening to rear garden. There is an under stair storage cupboard and feature light fitting to ceiling.

First Floor Landing

Stairs from the entrance hall to first landing with spindle and timber rail, decorative rose steel light fitting and incorporating airing cupboard.

Bedroom One 14' 10" x 8' 2" (4.54 x 2.50)

Having integral double wardrobe, wall mounted upholstered headboard, feature light fitting and outlook to rear garden.

En-suite

With shower cubicle, low level WC, wash hand basin on pedestal, shaving point, heated towel rail and tiled flooring.

Bedroom Two 9' 10" x 9' (3.01 x 2.75)

Having chrome feature light fitting and outlook to front aspect.

Bedroom Three 6' 11" x 6' 4" (2.12 x 1.93)

With rose feature light fitting, wall mounted upholstered headboard, and outlook to front aspect.



Bathroom

Having white bathroom suite, comprising bath with shower over, wash hand basin on pedestal, low level WC, heated towel rail, mirror over basin and tiled flooring.

Outdoors

On approach there are two bay trees either side of the entrance with some established shrubs either side. The driveway runs alongside the property where there is parking for two/three vehicles and garage. There is also gated access to the rear garden where there is a paved patio area to the French doors and the garden is mainly laid to lawn with planted borders and pergola.

Location

Eden Park is a great location for commuters having excellent transport links with easy access to the M6, M1, M45, A45 and Rugby railway station provides a service to London Euston in approximately 50 minutes. Griffin Primary School is newly opened and is situated on Eden Park, also providing nursery and reception places. Elliot Fields shopping centre is close to hand along with a selection of supermarkets, whilst Rugby town centre offers additional shopping and a choice of bars and restaurants. Swift Valley Nature Reserve is part of Warwickshire's Wildlife Trust and is also close by for those who enjoy walking.

Services: Gas central heating, electricity and water.

Council Tax: Band D

EPC Rating: B

Viewing: Is highly recommended and strictly by appointment.



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

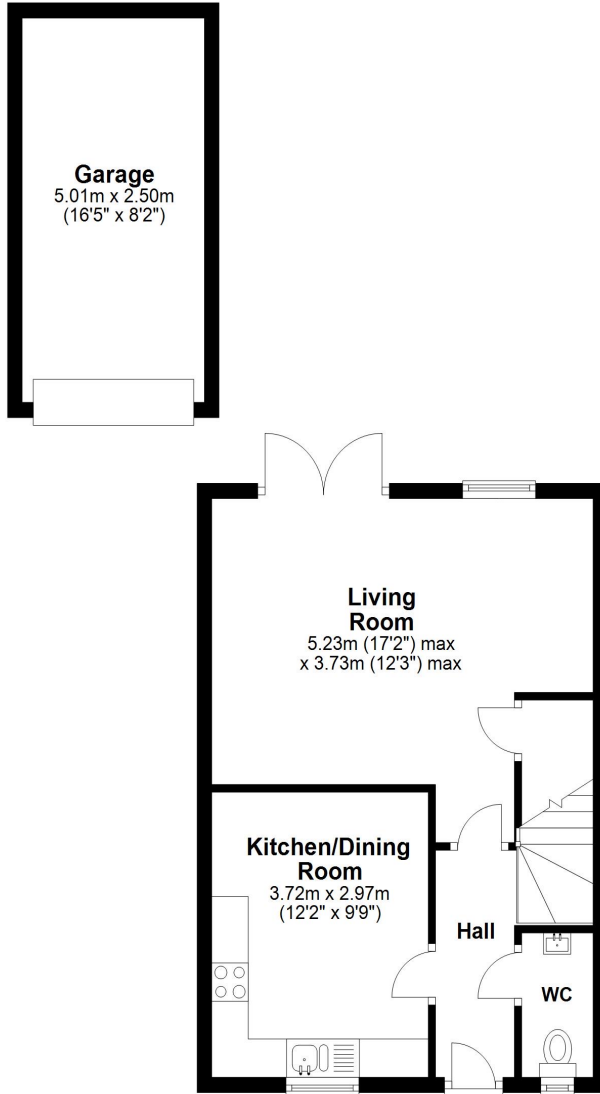
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

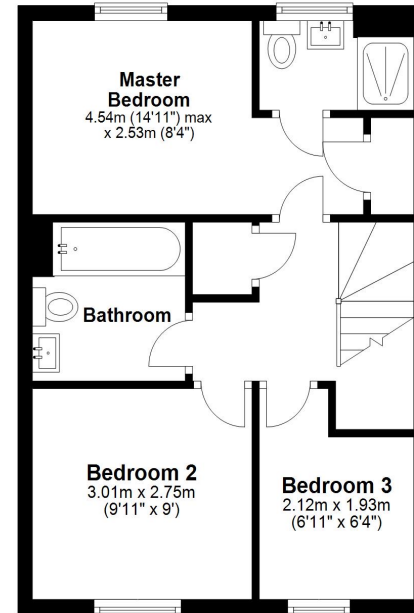
Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

Any measurements on this plan are for display purposes only
Plan produced using PlanUp.



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