



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Offers In Excess Of

£600,000

Located in

Rugby





Rugby Road

Rugby | CV23 0DE



Welcome to this truly outstanding four-bedroom detached bungalow, perfectly positioned to enjoy uninterrupted rural views and finished to an exceptional standard throughout. This spacious and thoughtfully designed home offers luxury, comfort, and practicality in equal measure. The heart of the property is the impressive open-plan kitchen, dining, and living area, complete with striking quartz worktops, top-quality built-in AEG appliances, and expansive bi-fold doors that open directly onto beautifully landscaped garden ideal for entertaining or quiet evenings in.

The property benefits from underfloor heating throughout the ground floor, High spec Valliant air source heat pump, integrated air conditioning and an EV charging point, future-proofed for modern living. A separate utility room offers added convenience, keeping day-to-day essentials out of sight. High spec internal disabled access fire doors throughout all finished with antique brass fixtures and all external doors into the property are suitable for disabled access with level thresholds. There are four generously sized double bedrooms, including one with stylish En-suite bathroom, and two further beautifully appointed master bathrooms—perfect for families or hosting guests in comfort.

Outside, the landscaped gardens provide a tranquil outdoor retreat, and the large driveway offers ample off-road parking. Set in a desirable and peaceful location, this home offers the best of countryside living without compromising on access to local amenities.

Located within this very popular village, Clifton is roughly 2 miles from Rugby City Centre. It offers excellent road and motorway access having the M6, M1 nearby and the local railway station which allows commuters to get direct to London Euston station within less than 50 minutes, Rugby St Cross Hospital is located 2.3 miles away with 'outstanding' Ofsted primary and secondary schools also located in close proximity.

Rugby Road

£600,000 Freehold



- Luxury detached new-build dormer bungalow with stunning countryside views, block paved front driveway and porcelain slabbed rear garden.
- A bespoke oak framed canopy with a black solid wooden front door.
- Herringbone LVT flooring throughout the ground floor.
- Quartz worktops and Belfast sink.
- Air conditioning and underfloor heating to the ground floor.
- Fine example of a turn key property, no expense spared throughout this stunning home.
- Shaker-style kitchen with charcoal black island fully fitted with AEG integrated appliances throughout including full height fridge.
- Includes a 10-year NHBC warranty.



TOTAL FLOOR AREA: 1785sq.ft. (165.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made with Metrepro 12/2015

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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	

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