



Scan me to get a **detailed property report & valuation** on your house!



complete 
ESTATE AGENTS

Hazel Close,
Guide Price £395,000

complete 
ESTATE AGENTS

Hazel Close, , Rugby

Nestled in the desirable area of Hazel Close, Rugby, this stunning detached house, built in 2019, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The three well-appointed bathrooms ensure convenience for all, making morning routines a breeze.

The house boasts a contemporary design, reflecting the latest in architectural trends while providing a warm and inviting atmosphere. The open-plan living areas are perfect for entertaining guests or enjoying quiet family evenings. Natural light floods through large windows, enhancing the sense of space and creating a welcoming environment.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in today's busy world. Additionally, with four years remaining on the NHBC warranty, you can enjoy peace of mind knowing that the home is still covered by a comprehensive guarantee.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for buyers looking to move in quickly and start enjoying their new home without unnecessary delays.

In summary, this four-bedroom detached house in Hazel Close is a remarkable opportunity for anyone looking to settle in Rugby. With its modern amenities, ample parking, and convenient location, it is sure to attract interest from discerning buyers. Don't miss your chance to make this beautiful property your new home.

Entrance Hall 7'1" x 14'6" (2.16m x 4.42m)

Living Room 11'1" x 16'11" (3.38m x 5.16m)

Kitchen/Dining Room 19'4" x 13'11" (5.89m x 4.24m)

Laundry Room 4'1" x 5'10" (1.24m x 1.78m)

Ground Floor Cloakroom/W.C. 3'7" x 5'7" (1.09m x 1.70m)

Landing 12' x 14'9" (3.66m x 4.50m)

Bedroom One 11'0" x 10'8" (3.35m x 3.25m)



En-Suite Shower Room 7'1" x 5'1" (2.16m x 1.55m)

Bedroom Two 8'1" x 7'4" (2.46m x 2.24m)

Bedroom Three 8'4" x 12'11" (2.54m x 3.94m)

Bedroom Four 10'10" x 6'8" (3.30m x 2.03m)

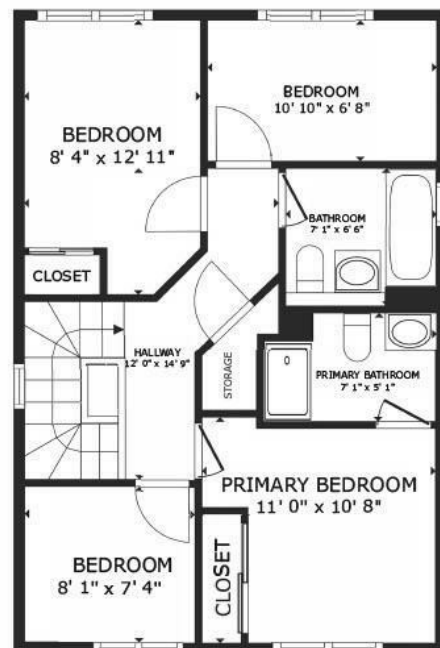
Family Bathroom 7'1" x 6'6" (2.16m x 1.98m)

Detached Garage





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 575 sq.ft. FLOOR 2 570 sq.ft.
TOTAL : 1,145 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete
ESTATE AGENTS