



59 Academy Drive, Rugby

Guide Price £270,000





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Rugby, Rugby

STUNNING 3 BED, End Of Terrace House, offering modern convenience, WALKING DISTANCE to OUTSTANDING OFSTED RATED PRIMARY AND SECONDARY SCHOOLS, WALKING DISTANCE to RUGBY TRAIN STATION and RUGBY TOWN CENTRE. The spacious layout includes a Principal bedroom with EN-SUITE, catering to Couples and families. This home boasts privacy and tranquillity. ALLOCATED OFF-ROAD PARKING FOR 2 CARS TO THE FRONT OF THE HOUSE,

- 3 GOOD BEDROOMS / END TERRACE
- 2 OFF ROAD PARKING TO FRONT OF HOUSE
- CLOSE TO RUGBY TRAIN STATION
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER
- MODERN DINING KITCHEN TO REAR OF HOUSE
- FRENCH DOORS FROM DINING AREA TO GARDEN
- COUNCIL TAX BAND-C
- EPC - B / FREEHOLD
- WALKING DISTANCE TO EASTLANDS PRIMARY & LAWRENCE SHERIFF SCHOOL - OUTSTANDING OFSTED RATED





LOUNGE

11' 7" x 14' 2" (3.53m x 4.31m)

This bright living room to the front of the house, with a door leading from the entrance hall and one into the dining kitchen, creating a spacious and flowing layout. Natural light from the front window enhances the neutral décor and airy feel, while the clean lines and open design offer excellent versatility for a range of lifestyle needs.

GROUND FLOOR WC

This stylish downstairs WC, located just off the hallway, offers a bright and modern finish with a soft blush feature wall and contemporary fixtures. Perfect for guests, it provides a practical and welcoming addition to the ground floor layout.

KITCHEN DINER

15' 1" x 8' 8" (4.59m x 2.64m)

A beautifully presented kitchen diner offering modern living with direct access to the rear garden. The contemporary kitchen features sleek white units, integrated appliances, generous worktop space and stylish teal splashbacks. The bright dining area benefits from patio doors, a feature wall, and room for family meals or entertaining. Plenty of natural light in this room makes it a welcoming space which is both practical and inviting—perfect for modern family living.



BEDROOM 1

12' 3" x 10' 11" (3.74m x 3.32m)

Bedroom 1 is a beautifully presented double room located to the rear of the house, offering a peaceful and private setting with plenty of natural light. Soft, neutral décor enhances the sense of space, complemented by a stylish feature wall that adds a touch of character. The room benefits from having access to a modern ensuite, creating a comfortable and convenient retreat on the upper floor.

EN-SUITE

The ensuite offers a modern, well-presented space featuring a walk-in shower, contemporary fittings and a bright, clean finish for everyday convenience. There is a heated towel rail and window to the rear of the house, great for ventilation.

BEDROOM 2

7' 5" x 10' 3" (2.25m x 3.12m)

This great-sized double bedroom is bright and inviting and is positioned at the front of the house, enjoying plenty of natural light from its large window. Tastefully decorated in soft tones, it offers a cosy and comfortable space ideal for a second bedroom or guest room.

BEDROOM 3

7' 1" x 6' 9" (2.17m x 2.07m)

Bedroom 3 is a good-sized single, with a window bringing in lots of natural light. Neatly presented, with neutral décor that creates a calm and welcoming atmosphere. It offers flexibility for use as a child's room, guest room, home office or even that dressing room you always wanted.

FAMILY BATHROOM

7' 3" x 5' 7" (2.22m x 1.71m)

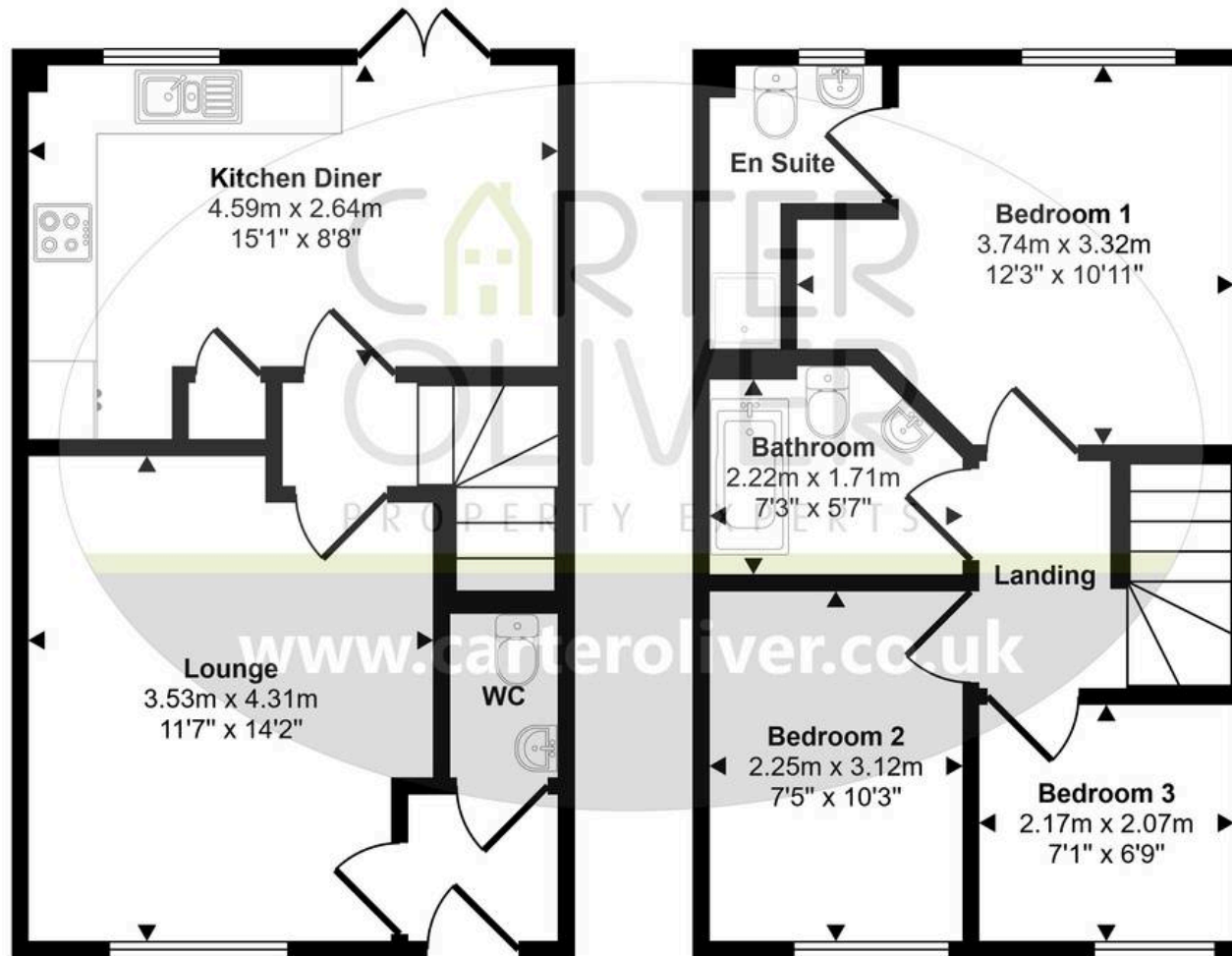
The main family bathroom is a modern and well-designed space featuring a sleek three-piece suite, including a bath with overhead shower and glass screen. Neutral tiling and contemporary fixtures create a clean, fresh feel, making it a practical and inviting room for everyday use. Again, you have a heated towel rail.

Garden

The garden is a generous, family-friendly outdoor space with a lovely balance of lawn, patio and established planting. A large paved area sits directly outside the house, offering plenty of room for outdoor dining and seating, making it ideal for entertaining or relaxing. Beyond the patio, a well-kept lawn stretches toward the rear boundary, framed by a mature tree and shrubs that add privacy and greenery.



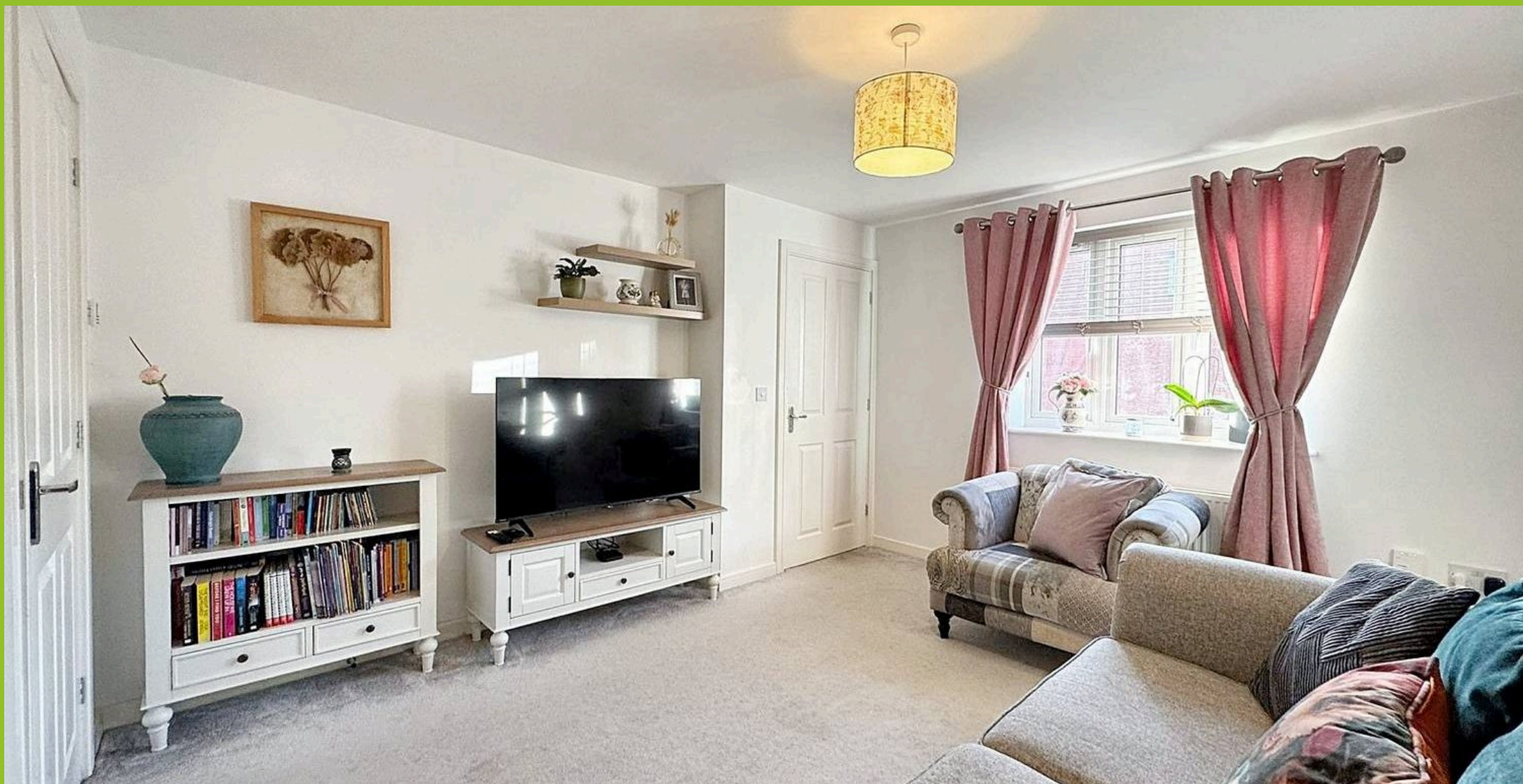
Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft

First Floor
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Carter Oliver Property

Carter Oliver Property Experts Ltd, 8A Bank Street - LE17 4AG

01455 248033 / 01788 229434

sales@carteroliver.co.uk

www.carteroliver.co.uk