

7 Magnolia Avenue Eden Park, Rugby, CV21 1UF

A simply sensational, executive detached family home, situated on the edge of the exclusive Eden Park development, enjoying an outlook over green space to the front aspect.

This visually attractive residence has a carefully considered layout which has been appointed with a stylish internal specification, offering a lifestyle of convenience and comfort.

On the ground floor, there is a storm porch, spacious entrance hall with guest WC, a separate 22ft living room with double doors and bay window, a utility room, and a gorgeous open plan kitchen/diner/family room with integrated appliances and glazed french doors.

On the first floor is a large landing area, four double bedrooms, of which three benefit from built in wardrobes, a 'jack and jill' style family bathroom, with the primary bedroom enjoying en-suite facilities.

Guide price £450,000

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- Executive Detached
- No Onward Chain
- Open Plan Kitchen/Diner with Integrated Appliances
- Sought After Location
- Four Double Bedrooms
- Driveway & Garage
- Separate 22ft Living Room
- Remainder of NHBC Warranty
- Landscaped Rear Garden With GARDEN ROOM
- Family Bathroom & En-Suite

Entrance Hall

14'7" x 7'1" (4.47 x 2.18)

Living Room

22'8" x 10'9" (6.91 x 3.30)

Guest WC

6'0" x 2'9" (1.85 x 0.86)

Kitchen/Diner

22'6" x 11'4" (6.88 x 3.47)

Utility Room

9'3" x 5'9" (2.84 x 1.77)

Bedroom One

14'3" x 12'9" (4.36 x 3.91)

En-Suite

7'6" x 5'1" (2.31 x 1.57)

Bedroom Two

13'3" x 10'9" (4.06 x 3.30)

Bedroom Three

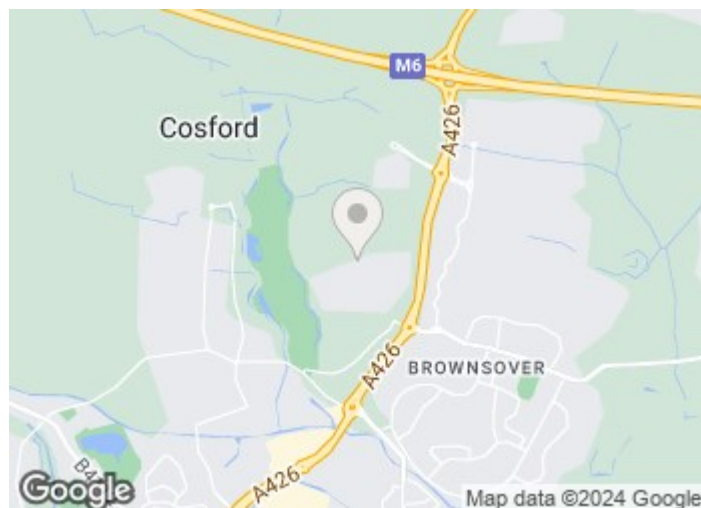
11'2" x 10'5" (3.42 x 3.20)

Bedroom Four

10'5" x 9'3" (3.20 x 2.84)

Family Bathroom

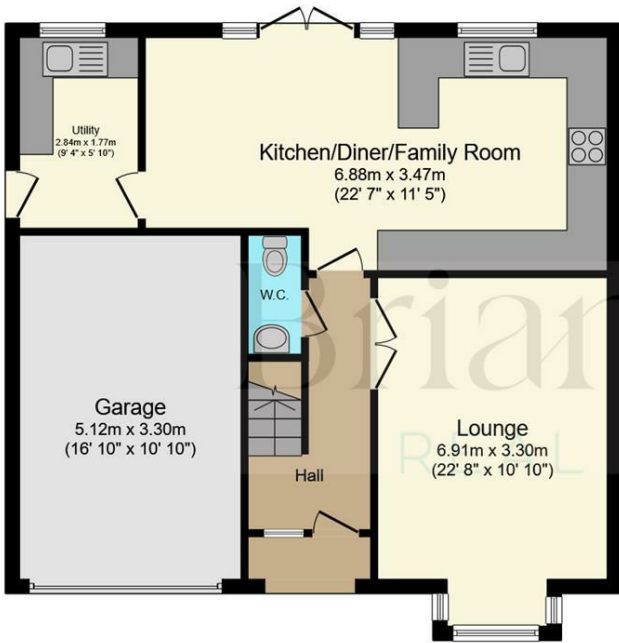
7'5" x 6'5" (2.28 x 1.98)



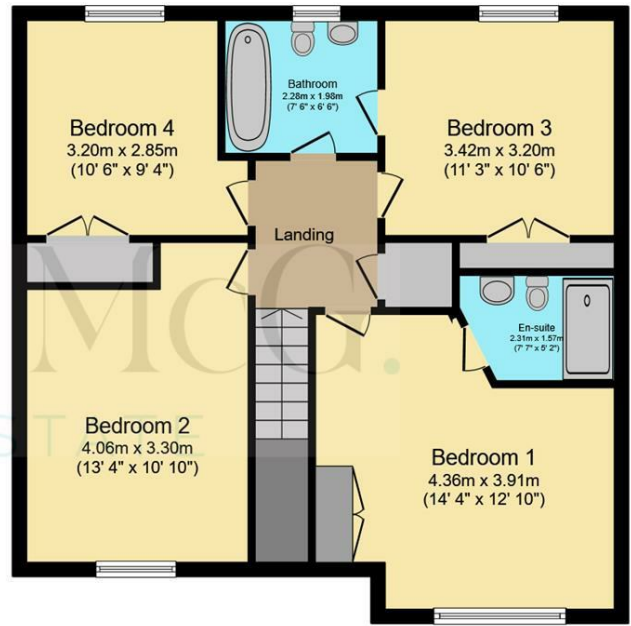
[Directions](#)



Floor Plan



Ground Floor
Floor area 71.6 m² (770 sq.ft.)



First Floor
Floor area 72.9 m² (785 sq.ft.)

TOTAL: 144.5 m² (1,555 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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