



CALDECOTT

PROPERTY SALES & LETTINGS

Edyvean Close, Rugby, CV22 6LD

Guide Price £550,000

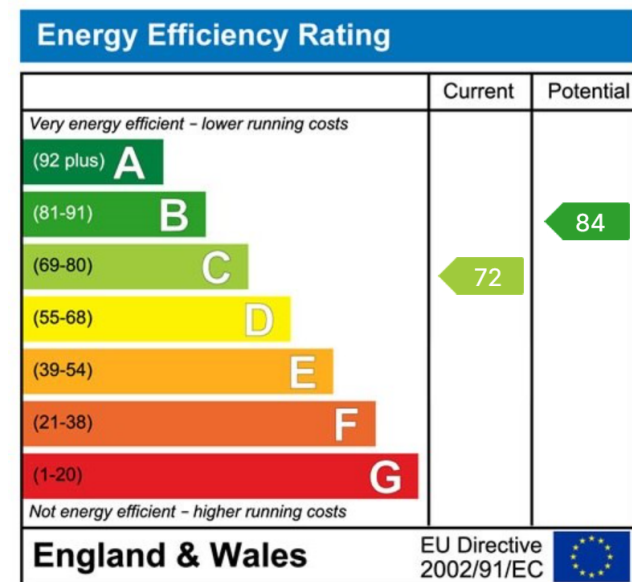
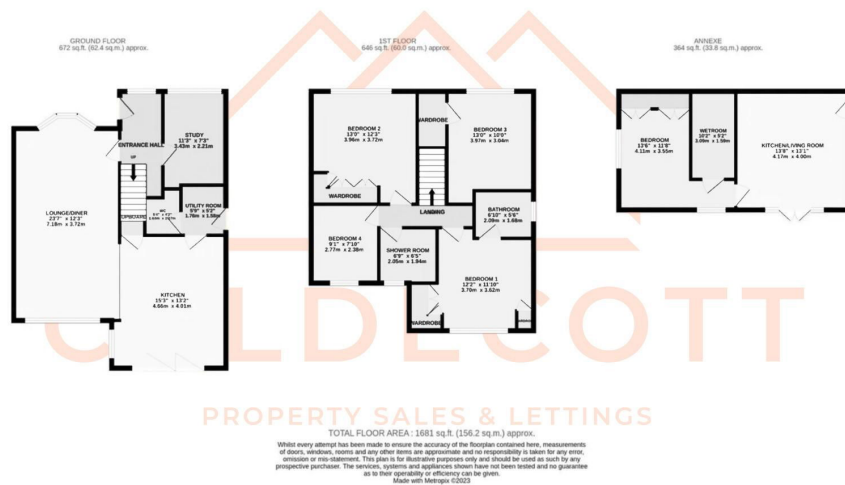
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- Executive Detached Property • Sought After Location
- Extended • One Bedroom Annexe
- Recently Refurbished Kitchen • Master with Ensuite
- Corner Plot • Income Potential
- EPC rating C • Ready to Move In



Beautifully extended four-bedroom detached family home with a purpose-built one-bedroom annexe. Perfect for multi-generational living, the annexe is classified as part of the home, requiring further permissions for any rental use. The main house features a modern open-plan lounge, and refitted kitchen/ dining area, complemented by a study ideal, a utility room, and a ground floor cloakroom. Upstairs offers three double bedrooms, a single bedroom, a refitted shower room, and a master suite with built-in wardrobes and an en-suite bathroom. The self-contained annexe includes open-plan kitchen-living space, a double bedroom with en-suite, underfloor heating, and private driveway, with French doors leading to the garden. Outside, a block-paved driveway accommodates two vehicles. The garden wraps around the property, featuring AstroTurf and patio areas. Located in desirable Bilton, with excellent schools, shops, and road links.



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