

## Gentian Way, Rugby

Offers Over £395,000

 4  2  2



Caldecott Property proudly presents this well-appointed four-bedroom detached family home. Featuring a kitchen/breakfast room with integrated appliances, a utility room, ground floor WC and an en-suite master bedroom.

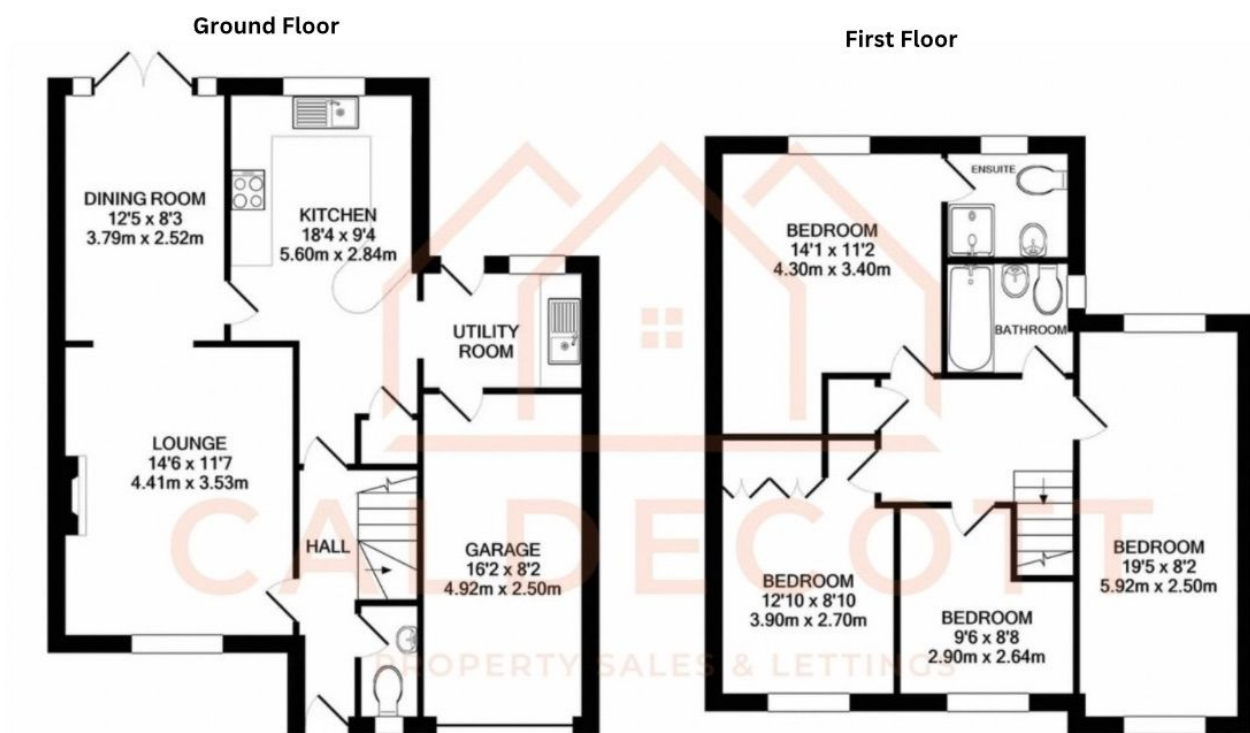
Additional benefits include a south-facing rear garden, garage and off-road parking, this property is well maintained throughout.

The home comprises an entrance hall, spacious lounge with feature fireplace, dining room with doors to the garden and a modern kitchen/breakfast room leading to a utility room. Upstairs, the master bedroom boasts an en-suite, accompanied by three further well-proportioned bedrooms and a family bathroom.

Externally, a block-paved driveway provides generous parking, while the rear garden features a lawn, patio and storage shed.

Ideally located near countryside walks, Rugby railway station, and major motorway networks, with retail parks, a cinema, restaurants, and a gym nearby. Early viewing is recommended.

- 4 Bedroom Detached
- South Facing Garden
- Utility Room
- Large Driveway
- Integrated Appliances
- Integral Garage
- En-Suite to Master
- Popular Location
- Popular Residential Location
- Close to Amenities



For illustrative purposes only.  
Measurements are approximate and floorplan should  
be used as a guide.