



**CALDECOTT**

PROPERTY SALES & LETTINGS



## 4 Crimson Close, Rugby

Guide Price £385,000

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- 3 Bedroom Detached
- Electric Car Charge Point
- Private Garden
- Spacious Lounge
- Plenty of Storage
- Large Driveway
- Corner Plot
- Remaining NHBC Warranty
- En Suite Master Bedroom
- Built 2023








Caldecott Property are delighted to present this beautiful three-bedroom detached home, located in the highly sought-after Ashlawn Gardens development - ideally positioned between Hillmorton and Dunchurch. The ground floor features a welcoming entrance with storage, spacious lounge with upgraded flooring and a stylish kitchen/diner with built-in appliances and a bold matt grey finish. A separate cloakroom/W.C. adds convenience. Upstairs offers three good sized bedrooms with fitted wardrobes, en suite to the master and a modern family bathroom. The property benefits from UPVC double glazing and gas central heating via a combi boiler. Outside, there is a driveway for two vehicles and a landscaped rear garden with patio and lawn. Excellent location with easy access to the A45, M6, and M1.



For illustrative purposes only.  
Floorplan should be used as a guide.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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