



**Merynton Close, Rugby CV21 1UW**



**welcome to**

## **Merynton Close, Rugby**

Your chance to acquire this four bedroom exclusive detached property known as "The Harbury" set in a quite cul-de-sac location in the area of Newbold, Rugby. This property is designed for modern living, is less than 2 years old and you can really tell! Call us now to arrange your viewing.

### **Entrance Hallway**

Good sized entrance hallway with stairs rising to the first floor, doorway into integral garage, understairs storage cupboard and door into

### **Lounge**

17' 1" x 10' 7" ( 5.21m x 3.23m )

Double glazed window to the front, TV point and radiator

### **Dining Room**

13' 6" x 11' 8" ( 4.11m x 3.56m )

Having double patio doors opening onto the rear garden, radiator, door into the utility room and open plan into the Kitchen area.

### **Kitchen**

10' 5" x 9' 9" ( 3.17m x 2.97m )

Having double glazed window to the rear garden, radiator, fully fitted modern kitchen with wall and base units with work surfaces over, stainless steel sink with mixer tap, integrated double oven, microwave, hob, extractor hood overhead and fridge/freezer.

### **Utility Room**

5' 5" x 5' 3" ( 1.65m x 1.60m )

Having double glazed door to rear, radiator, wall and base units with roll top surface, stainless steel sink and space for washing machine, further door into the WC

### **Downstairs Wc**

Low level WC, wash hand basin and radiator.

### **Landing**

Having storage cupboard, loft access overhead and doors into the first floor rooms.

### **Bedroom One**

11' 5" to w/d x 9' 5" ( 3.48m to w/d x 2.87m )

Having double glazed window to the rear, radiator, fitted modern wardrobes and door into en-suite.

### **En-Suite**

5' 3" x 6' 8" ( 1.60m x 2.03m )

Having double glazed window to rear, enclosed shower with sliding glass doors, half pedestal wash hand basin, floating modern WC with stainless steel flush buttons insect, heated stainless steel towel rail and tiled walls.

### **Bedroom Two**

10' 6" x 11' 7" ( 3.20m x 3.53m )

Having double glazed window to the rear and radiator .

### **Bedroom Three**

16' 6" max x 10' 10" ( 5.03m max x 3.30m )

Having two double glazed windows to the front, radiator and storage cupboard

### **Bedroom Four**

10' 8" x 10' 1" ( 3.25m x 3.07m )

Having double glazed window to the front and radiator.

### **Bathroom**

7' 5" x 5' 7" ( 2.26m x 1.70m )

Having fitted suite comprising of paneled bath with mixer shower over, half pedestal wash hand basin, floating WC with stainless steel flush buttons insect, heated stainless steel towel rail and mostly tiled.

### **Front**

To the front of the property there is a direct access to garage driveway for multiple vehicles , laid to lawn area and to the side of there is a further stoned



area allowing for further parking or storage as required. Speak to the agent about further potential garden space available .



### **Garage**

Having light and power the garage is accessible from inside the property or the garage door at the front.

### **Garden**

Beautifully presented rear enclosed garden with trees and greenlife in the view beyond, the garage has been landscaped to offer laid to lawn area, low maintenance patio area, further seating area and side access to the front.

### **Agent Note**

The Council Tax Band is E. There is an approx service charge of £245 per annum.



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## Merynton Close, Rugby

- Four Bedroom Detached Property
- Exclusive Family Residence
- Beautifully Presented and Less than 2 years old
- Cul-de-sac location
- Driveway, garage and good size rear garden

Tenure: Freehold EPC Rating: B

offers over

**£405,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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