



12 Spectrum Avenue, Rugby, Warwickshire, CV22 5PP

HOWKINS &
HARRISON

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Warwickshire, CV22 5PP

Offers in Excess of: £700,000

An executive five bedroom detached property built to a very high standard by David Wilson Homes. The property offers an open plan kitchen/family/dining room, study, separate dining room and sitting room, two en-suite shower rooms, double garage and off-road parking.

Features

- Executive five bedroom David Wilson home
- Open plan kitchen/family/dining room
- Amtico flooring throughout the ground floor
- Double garage and off-road parking
- Two en-suites and a family bathroom
- Built-in wardrobes to four bedrooms
- Three reception rooms
- Built-in AEG appliances
- 8 Years NHBC certificate



Location

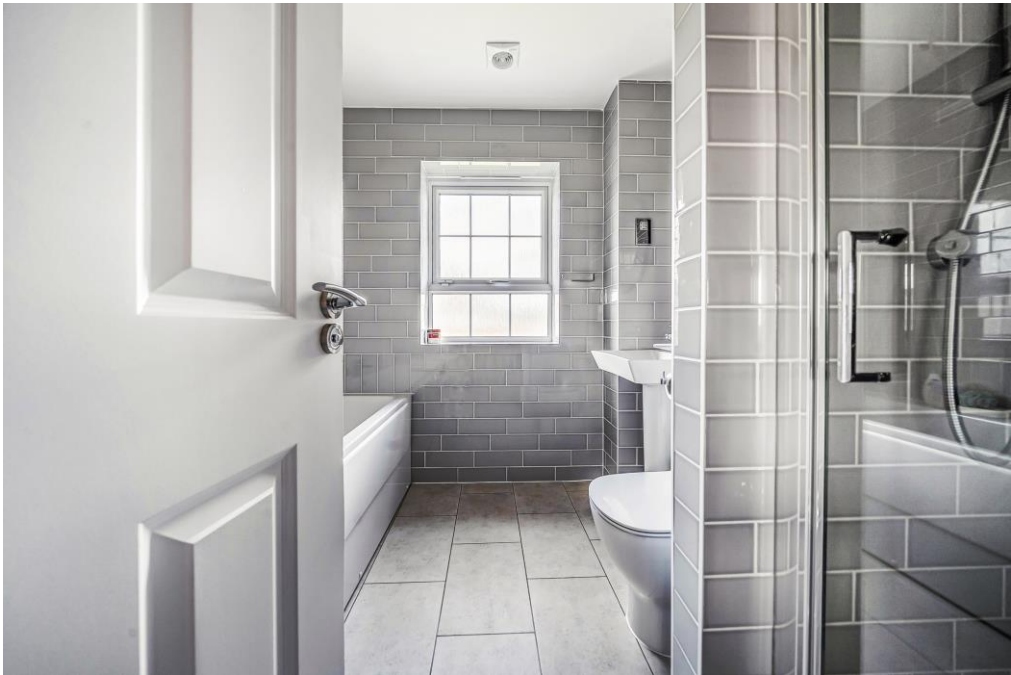
The property is located on the Spectrum Avenue off Ashlawn Road, close to Rugby town and the village of Hillmorton. Rugby offers a large selection of shops, bars, and restaurants, as well as leisure facilities and public parks. Primary schooling is available at Paddox School and English Martyrs RC School with state funded secondary and grammar schooling is available at Ashlawn School, Rugby High School for Girls and Lawrence Sheriff. There is also an excellent choice of independent schooling nearby including Crescent School, Bilton Grange Preparatory School, and, of course, the world renowned Rugby School. The property is well placed for the commuter with easy access to major road networks, including M1, M45, M6, A45, and A14. Rugby Station also offers a frequent high speed rail service to London Euston which takes just under 50 minutes.



Ground Floor

An inviting entrance hall laid with premium Amtico flooring which flows through the three reception rooms and the open plan kitchen/family room. The open plan kitchen/dining/family room has been fitted with a range of light grey contemporary base and eye level units, with complimentary quartz worksurfaces and an island unit with seating. There are a range of quality AEG appliances to include, a double electric oven, five ring gas hob, extractor fan, dishwasher, wine cooler and a fridge and freezer. A fully glazed bay in the dining area allows light to flood in with French doors opening onto the rear garden. A large utility room off the kitchen has space for a washing machine and tumble dryer, with a door to the side of the property. A dining room (currently used as a sitting room) off the kitchen is situated at the front with a bay window and door through to the spacious entrance hall, which has doors to a study and a further sitting room, with French doors opening out to the rear garden.





First Floor

The first floor landing has doors leading to five bedrooms and the family bathroom. The master suite benefits from a large range of built-in wardrobes and a modern en-suite which is fully tiled with grey metro styled tiling to the walls and complementary tiling to the floor. The suite comprises of a separate shower enclosure, panelled bath, WC, pedestal wash hand basin and a chrome heated towel rail. Bedrooms two and three also include built-in wardrobes, with Bedroom two having the added benefit of an en-suite shower room comprising of a shower enclosure, wash hand basin, WC and a heated towel rail. Both Bedrooms also enjoy views over the rear garden. There are a further two bedrooms located to the front aspect. The family bathroom completes the first floor accommodation and is fitted with a shower enclosure, bath, wash hand basin and WC.

Outside

A tarmac driveway with parking for several cars leads to the double garage with up and over doors. A paved pathway leads to the front door with mature beds either side. The rear garden is mostly laid to lawn with a patio directly to the rear of the property and a further patio to the far corner with a modern square pergola, which provide ideal spaces for outdoor dining and entertaining.

Agents Note

The solar panels are not included in the sale of the property.





Viewing

Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

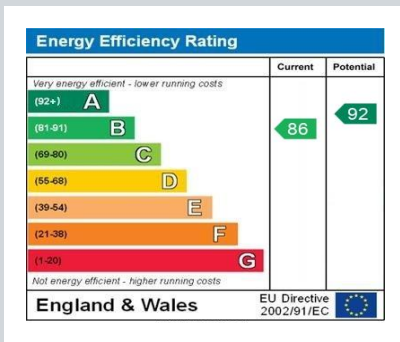
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

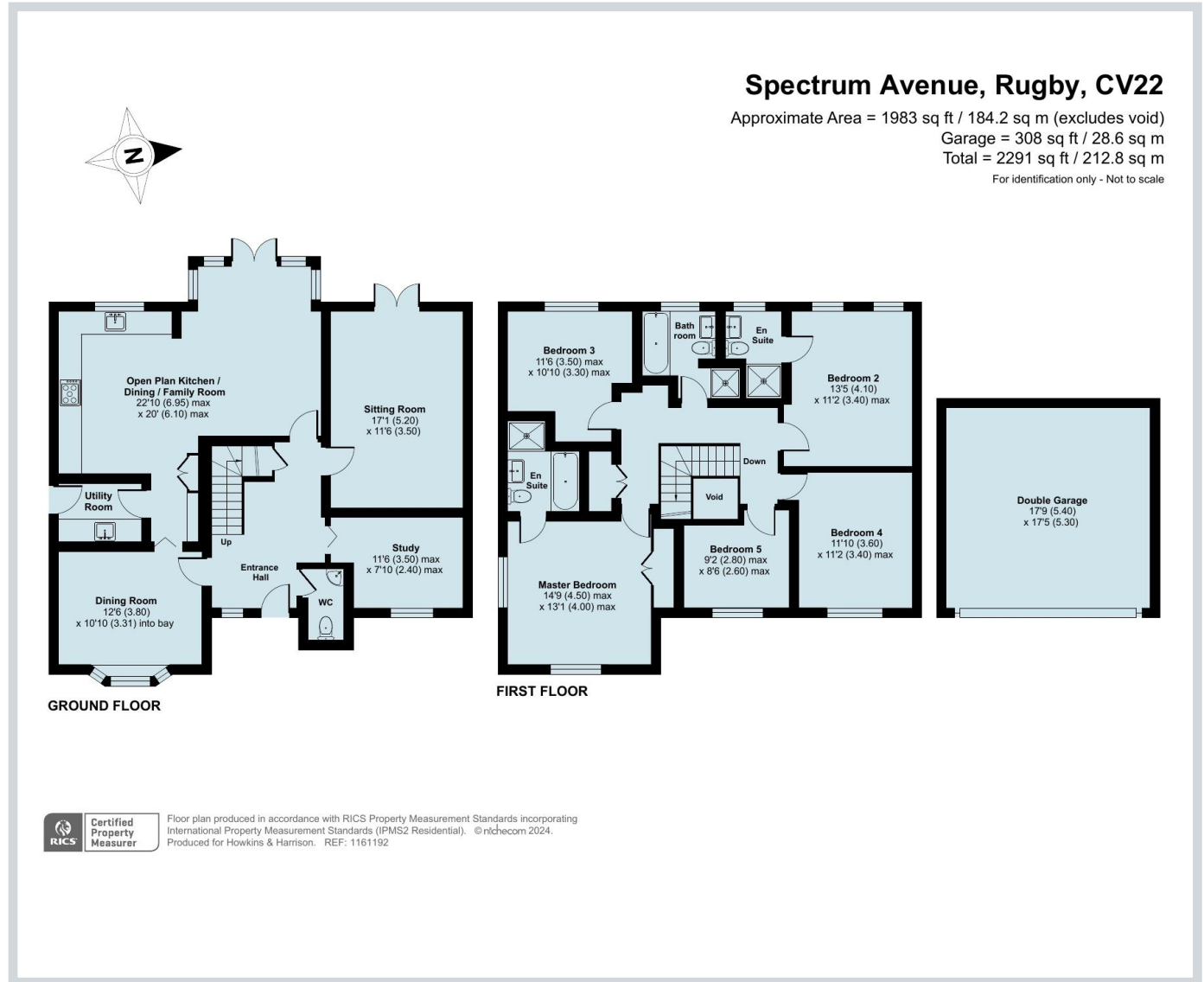
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band G



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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