



21 Moultrie Road, Rugby, Warwickshire, CV21 3BD

HOWKINS &
HARRISON

21 Moultrie Road,
Rugby, Warwickshire,
CV21 3BD

Guide Price: £675,000

A spacious five bedroom property with an open plan kitchen/dining/family room, three bedrooms on the ground floor and a separate study/office. Located in a prime residential location, within walking distance of the town centre and the train station, this property further benefits from parking for several vehicles and an enclosed rear garden.

Features

- Five double bedrooms, three on the ground floor
- Four bathrooms – three en-suite
- Open plan kitchen/breakfast/family room
- Garden room
- Living room and study
- Separate study/office
- Parking for several vehicles
- Enclosed rear garden
- Ideal location for the town centre and mainline train station



Location

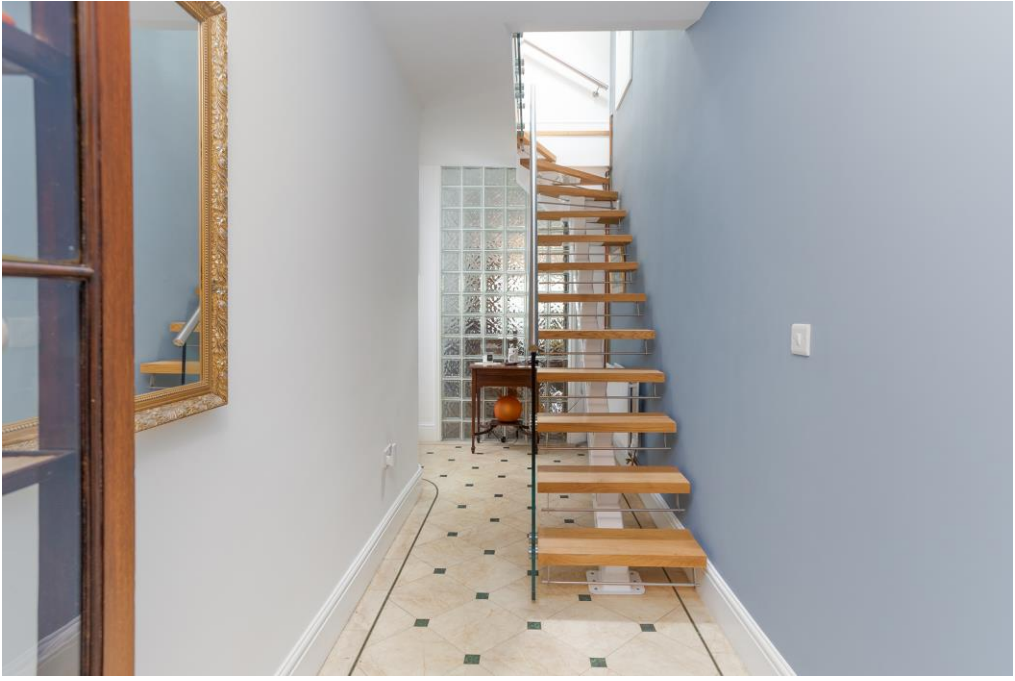
The property is located on Moultrie Road, one of the most sought-after locations within the Rugby, hidden away in the centre of town. Within walking distance of the property are all the shops and amenities the town has to offer, including high street and independent retail outlets, a good selection of pubs, bars and restaurants, and sports and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Lawrence Sheriff, a grammar school for boys, and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for Girls, Bilton Grange Prep School and a good range of state and independent schools for all ages are available just a short drive or bus journey away. The property is also well positioned for the commuter with easy access to the motorway network (M1, M45, and M6) and excellent rail links, with Rugby station being only a 12 minute walk away, which offers a regular high speed service to London Euston in under 50 minutes.



Ground Floor

The front door opens into a spacious entrance hall, with useful storage cupboards and attractive oak, glass and chrome staircase which rises to the first floor. There is a glass block feature wall and doors lead to the ground floor accommodation, including the living room which overlooks the front elevation and benefits from dual aspect bay windows, which afford plenty of natural light, a contemporary wall hung radiator and oak effect flooring. The focal point of the room is a feature fireplace with stainless steel coal effect gas fire inset and marble hearth. The study also overlooks the front elevation with dual aspect windows and is next to a cloakroom, fitted with WC and wash hand basin. There are three ground floor bedrooms each of which benefit from their own en-suite with modern bathroom, with the bedroom adjacent to the sitting room further benefitting from fitted wardrobes and complementing chest of drawers. The open plan kitchen/breakfast/family room is fitted with contemporary units which includes white handleless wall and base cabinets, glass display cabinets, cutlery drawers and pan drawers with complementing work surfaces over. Integrated appliances include double electric ovens, five burner gas hob with extractor fan over and a wine chiller. The L-shaped room has a bay window to the rear and French doors to the garden. From the kitchen there is access to the glazed garden room and utility room, which provides additional space for further appliances. The garden room provides a wonderful, covered space to enjoy views over the rear garden.





First Floor

A contemporary glass and chrome galleried landing, with Velux window over, has doors leading to two very generous bedrooms and the bathroom. Both bedrooms offer spacious accommodation and have Velux, including floor to ceiling, windows, flooding the rooms with natural light. The bathroom is fitted to a contemporary standard with wood effect flooring and is fully tiled to the walls. Fittings include a chrome heated towel ladder, white high gloss vanity unit with wash hand basin inset, WC and a chrome and glass shower enclosure.



Outside

To the front of the property double gates attached to brick-built pillars provide access to a block paved drive, which provides parking for several vehicles. There is a converted studio with pitched and tiled roof which could alternatively be used as an office/study. A side gate leads to the rear garden where a paved patio runs along the side of the property, with planted beds to one side. The rear garden is mainly laid to lawn with established planted borders and mature trees including pretty roses and an established Wisteria.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

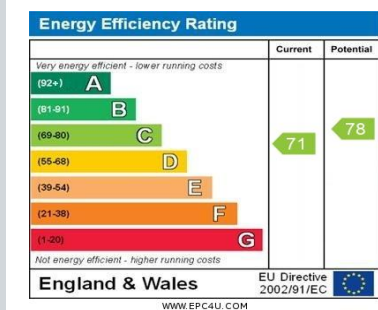
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

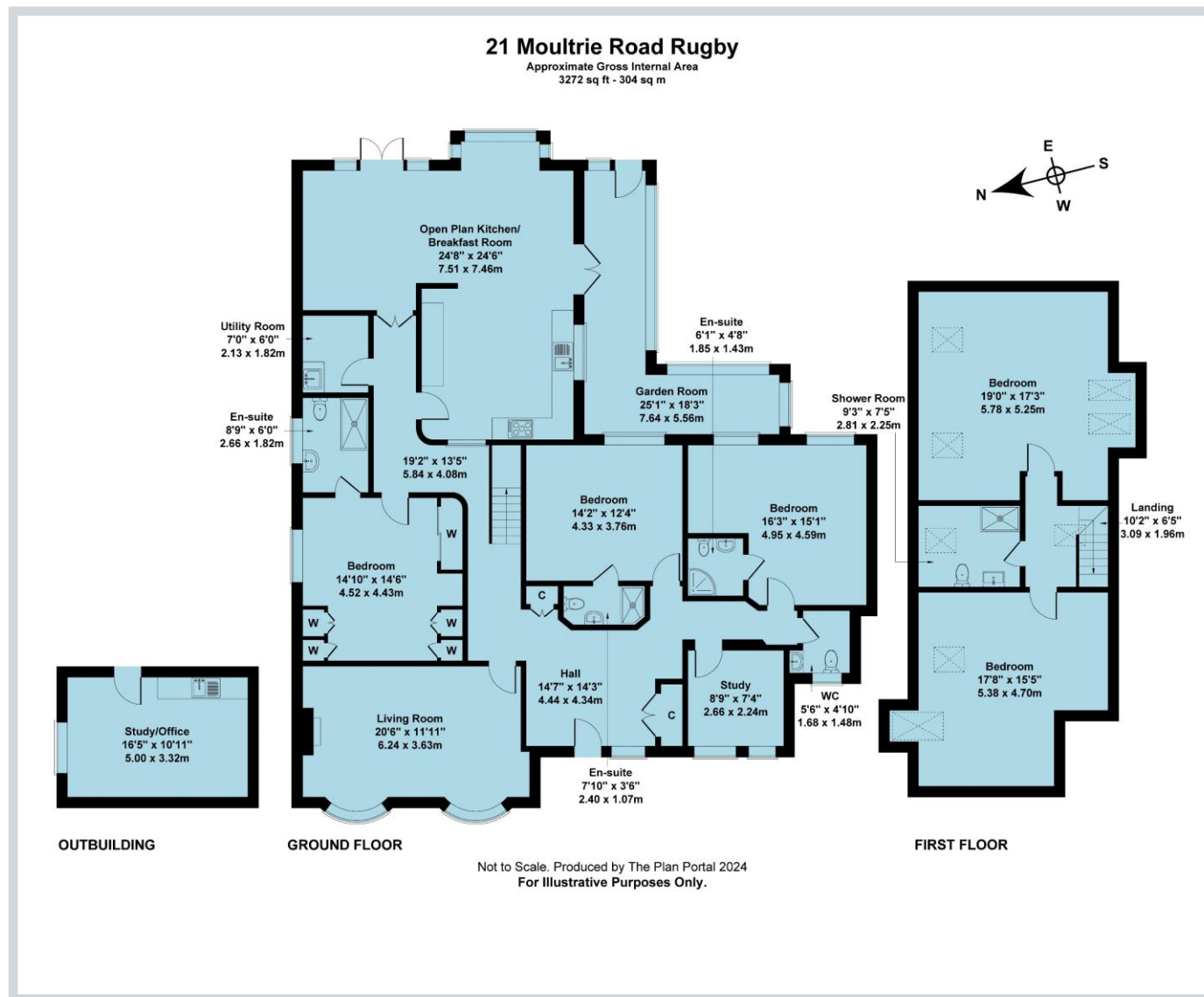
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



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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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