



28 Ridge Drive, Rugby, Warwickshire, CV21 3FE

HOWKINS &
HARRISON

28 Ridge Drive,
Rugby, Warwickshire,
CV21 3FE

Guide Price: £465,000

A beautifully presented six bedroom detached property with single garage, off-road parking for three vehicles and an enclosed rear garden. Located within easy distance of local amenities, this property is also ideally placed for the commuter with Rugby train station being easily accessible.

Features

- Popular residential location
- Immaculately presented throughout
- Six bedrooms
- Master with en-suite
- Kitchen/breakfast room
- Utility room and downstairs cloakroom
- Sitting room and separate dining room
- Single garage and ample off-road parking
- Enclosed rear garden



Location

The property is located just off Clifton Road which has a variety of amenities within walking distance including a general store, public house, church and park. Ideally located with easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6 and for Rugby Train Station, which is within walking distance, with its frequent service to London Euston which takes just under 50 minutes. Rugby Town centre is also within walking distance and offers an extensive range of shopping facilities including an independent quarter. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School, Lawrence Sheriff School, Princethorpe College and the world famous Rugby School.



Ground Floor

Enter through to a spacious hallway with wood effect flooring which extends through the majority of the ground floor. Stairs rise to the first floor and doors lead to the ground floor accommodation, which includes the cloakroom fitted with a WC and wash hand basin. The sitting room is accessed via double multi paned doors and features an attractive box bay window overlooking the front aspect. There is a feature fireplace with Adams style surround, marble hearth and coal effect gas fire inset, which provides a welcoming focal point. This spacious room opens out to the dining room where patio doors provide access to the garden and a further door leads through to the kitchen/breakfast room, which is fitted with ceramic flooring and contemporary cream high gloss wall and base units with work surfaces over. There are two breakfast bar areas, further French doors to the garden and fitted appliances to include a Zanussi gas hob with extractor fan over, Zanussi electric oven and dishwasher with space and plumbing for an American style fridge/freezer. The utility room is fitted with further wall and base cabinets and has space and plumbing for a washing machine and tumble dryer. A side door provides access to the rear.



First Floor

A galleried landing with sun tunnel above provides access to six bedrooms and the family bathroom. The principal bedroom is fitted with mirrored wardrobes to one wall and has an en-suite attached, which has been recently been re-fitted to a high standard and features a walk-in shower with glass enclosure, rainfall shower head and separate hand held shower attachment. There is wood effect ceramic flooring, a chrome heated towel ladder, wash hand basin and WC inset into a grey high gloss vanity unit. There are five further bedrooms, two of which benefit from fitted wardrobes. The family bathroom is fitted with a bath with shower over, vanity unit with wash hand basin and WC.

Outside

To the front of the property there is a tarmacadam and gravelled area which provides parking for three vehicles in front of the garage. The remainder of the garden is laid to lawn and a gate provides access to the rear, which is enclosed by close board fencing and mainly laid to lawn with several seating areas including a decked and paved patio, ideal for outdoor dining and entertaining.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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

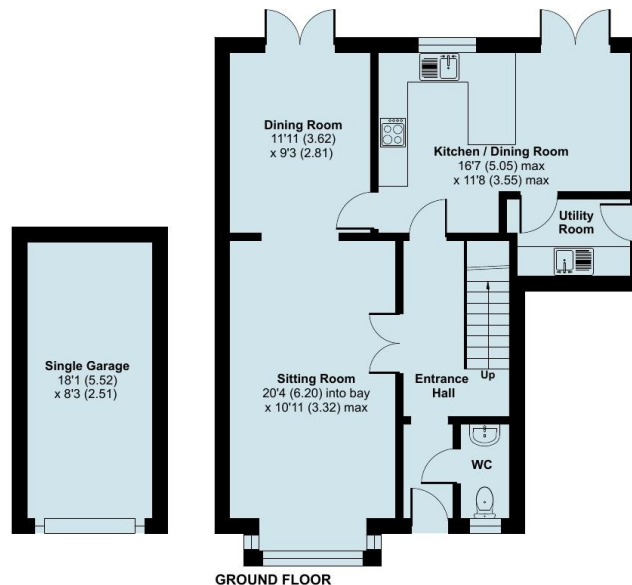
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



GROUND FLOOR

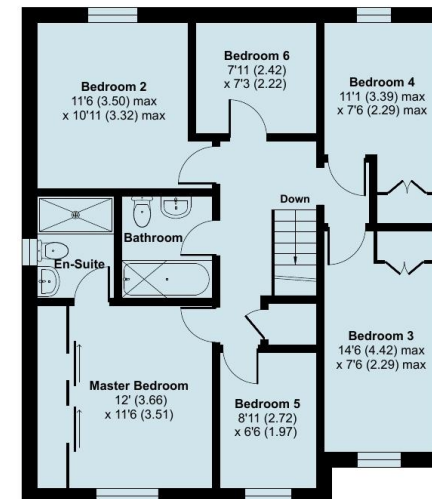
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Approximate Area = 1478 sq ft / 137.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1380876

Howkins & Harrison

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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.