



Spectrum Avenue, Ashlawn Gardens, Rugby CV22 5QE  
£709,995

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LETTINGS AND SALES

Archer Bassett are delighted to bring to the market this brand new home on the exclusive development of Ashlawn Gardens which is situated on the Ashlawn Road between Hillmorton and Dunchurch and within close proximity to local schools and motorway connections.

Welcome to this prestigious new home development on Ashlawn Gardens in Rugby! This stunning five-bedroom detached house is a dream come true for those seeking luxury and comfort. As you step inside, you'll be greeted by four spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The property boasts five well-appointed bedrooms, with two having en-suite shower rooms. This new build property is designed to impress, with two sets of French doors leading out to the garden, allowing natural light to flood the living spaces. There is a double garage and driveway parking. Located in a quiet cul-de-sac, this home offers a peaceful retreat from the hustle and bustle of everyday life. Don't miss out on the opportunity to make this exquisite house your new home. Contact us today to arrange a viewing and start envisioning your future in this beautiful property on Ashlawn Gardens.

#### Entrance Hall

Double glazed door and window and stairs rising to first floor and storage cupboard.

#### Cloakroom

**6 3 x 3 10 (1.83m 0.91m x 0.91m 3.05m)**  
Double glazed window, wash hand basin and low flush w.c.

#### Lounge

**11 8 x 17 4 (3.35m 2.44m x 5.18m 1.22m)**  
Double glazed French doors leading to rear garden and gas central heating radiator.

#### Dining Room

**12 7 x 11 1 (3.66m 2.13m x 3.35m 0.30m)**  
Double glazed bay window and gas central heating radiator.

#### Breakfast Kitchen/Family Room

**24 3 x 22 7 (7.32m 0.91m x 6.71m 2.13m)**  
Spacious breakfast kitchen with family room with modern fitted kitchen, there are French doors leading to the rear garden and double glazed window.

#### Utility

**7 8 x 5 6 (2.13m 2.44m x 1.52m 1.83m)**  
Double glazed door and units with space for washing machine and tumble dryer.

#### **DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

#### Study

**7 11 x 11 8 (2.13m 3.35m x 3.35m 2.44m)**  
Double glazed window and gas central heating radiator.

#### Landing

Storage cupboard housing hot water cylinder.

#### Bedroom One

**13 4 x 14 10 (3.96m 1.22m x 4.27m 3.05m)**  
Double glazed window, gas central heating radiator and door leading to en-suite bathroom.

#### En-suite Bathroom

**6 8 x 8 3 (1.83m 2.44m x 2.44m 0.91m)**  
Double glazed window and four piece bathroom suite including bath, low flush w.c., wash hand basin and separate shower cubicle.

#### Bedroom Two

**11 1 x 13 5 (3.35m 0.30m x 3.96m 1.52m)**  
Double glazed window, gas central heating radiator and door leading to en-suite shower room.

#### En-suite

**4 11 x 7 6 (1.22m 3.35m x 2.13m 1.83m)**  
Double glazed window, and three piece bathroom suite comprising of shower cubicle, low flush w.c. and wash hand basin.

#### Bedroom Three

**11 10 x 11 1 (3.35m 3.05m x 3.35m 0.30m)**  
Double glazed window and gas central heating radiator.

#### Bedroom Four

**10 10 x 11 6 (3.05m 3.05m x 3.35m 1.83m)**  
Double glazed window and gas central heating radiator.

#### Bedroom Five

**9 4 x 8 7 (2.74m 1.22m x 2.44m 2.13m)**  
Double glazed window and gas central heating radiator.

#### Family Bathroom

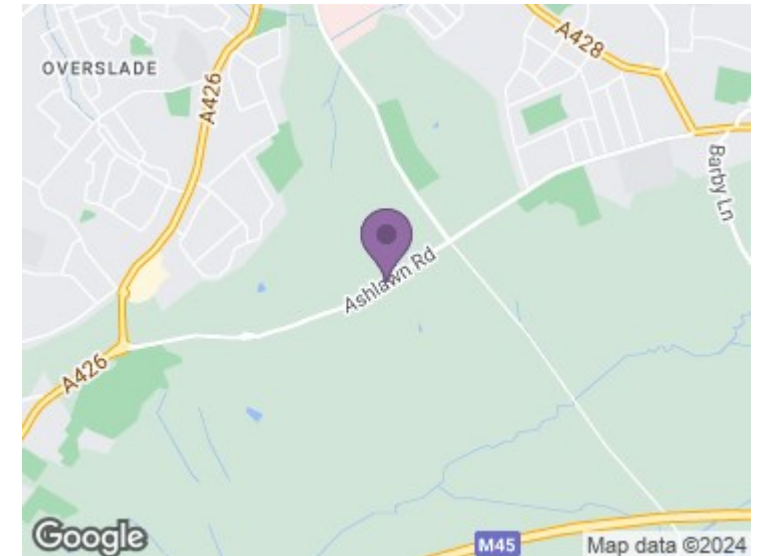
**7 5 x 7 6 (2.13m 1.52m x 2.13m 1.83m)**  
Double glazed window and four piece bathroom suite comprising of bath, separate shower cubicle, low flush w.c. and wash hand basin.

#### Garage & Gardens

Double garage and garden to the front and rear.

#### Viewings

Contact the agent Archer Bassett on 01788 553939.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
England & Wales		EU Directive 2002/91/EC	

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