



Klein Way, Ashlawn Gardens, Rugby CV22 5QE  
£324,995

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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 the Archford a delightful mid-terrace house boasts three bedrooms and two bathrooms and benefits from a free upgraded kitchen and flooring package. As you step inside, you are greeted by an inviting entrance hall that leads you to a separate lounge, ideal for relaxing after a long day. The downstairs cloakroom adds a touch of convenience, while the kitchen diner is sure to be the heart of the home, complete with French doors that open out to the garden. The two double bedrooms offer ample space for rest and relaxation, with the master bedroom featuring an en-suite for added comfort. The third single bedroom could be used as a guest room, home office, or even a playroom for little ones. With parking space for two vehicles side by side, you'll never have to worry about finding a spot after a long day out. This property is an ideal first home for those looking to start a new chapter in a modern and stylish setting. Don't miss the opportunity to make this new build property your own and experience the epitome of modern living in Ashlawn Gardens.

**Hall**

**4 1 x 4 2 (1.22m 0.30m x 1.22m 0.61m)**

Front entrance door with storage cupboard and doors leading to the cloakroom and lounge.

**Lounge**

**14 10 x 11 5 (4.27m 3.05m x 3.35m 1.52m)**

Double glazed window to front aspect, gas central heated radiator and stairs leading to the first floor.

**Kitchen/Dining Room**

**15 4 x 10 8 (4.57m 1.22m x 3.05m 2.44m)**

Fitted kitchen/dining area which includes matching wall and base units, stainless steel bowl with single drainer, double glazed window to rear aspect, space for a dining table with French doors leading to the garden.

**DISCLAIMER**

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**Cloakroom**

**4 11 x 3 7 (1.22m 3.35m x 0.91m 2.13m)**

Guest cloakroom with wash hand basin and low flush w.c.

**Bedroom One**

**10 7 x 10 5 (3.05m 2.13m x 3.05m 1.52m)**

Generously sized bedroom with two double glazed windows to rear aspect, gas central heating radiator and door leading to ensuite.

**En-suite**

**6 10 x 4 5 (1.83m 3.05m x 1.22m 1.52m)**

Shower housed in shower cubicle, wash hand basin and low flush w.c.

**Bedroom Two**

**12 7 x 7 11 (3.66m 2.13m x 2.13m 3.35m)**

Good size bedroom with gas central heating radiator and double glazed window to front aspect.

**Bedroom Three**

**7'1 x 7'2 (2.16m x 2.18m)**

Double glazed window to front aspect and gas central heating radiator.

**Bathroom**

**5'11 x 7'1 (1.80m x 2.16m)**

Three piece matching suite to comprise panelled bath, wash hand basin and low flush w.c.

**Viewings**

Contact the agent Archer Bassett 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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