



Spectrum Avenue, Ashlawn Gardens, Rugby CV22 5QE
£629,995

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LETTINGS AND SALES

Archer Bassett are delighted to bring to the market this stunning new build detached executive home that is ready for you to move in and make it your own.

As you step into the spacious entrance hall, you are greeted with storage space and access to a convenient cloakroom. The lounge is a perfect place to relax, with patio doors opening out to the rear garden, bringing in natural light and creating a seamless indoor-outdoor living experience. The dining room and separate study offer versatility to cater to your lifestyle needs. The heart of this home is the fitted kitchen/family area, complete with modern appliances and patio doors that lead out to the large rear south facing garden. The kitchen features a gas hob, electric oven, integrated dishwasher, and fridge freezer, while a separate utility room provides space for laundry needs. Upstairs, you will find four double bedrooms, with the master bedroom boasting a dressing area with fitted wardrobes and an en-suite bathroom. The second bedroom also benefits from an en-suite shower room, and there is an additional family bathroom for added convenience. Parking will never be an issue with a double garage and side by side parking for 4 vehicles, including an electric car charging point. Don't miss the opportunity to make this beautiful property in Ashlawn Gardens your new home.

Entrance Hallway

Front entrance, carpeted, gas central heating radiator, UPVC double glazed window to front aspect with doors leading to the cloakroom, under stairs storage cupboard, study, dining room, lounge and kitchen/Family room.

Cloakroom

4'10x3'11 (1.47mx1.19m)

Guest cloakroom with wash hand basin and low flush w.c with gas central heating radiator and UPVC double glazed window to front aspect.

Lounge

16'11x12'0 (5.16mx3.66m)

Spacious lounge which is carpeted with gas central heating radiator and patio doors leading to the rear garden.

Study

12'0x7'1 (3.66mx2.16m)

Accessed from hall, carpeted with gas central heating radiator, and UPVC double glazed window to front aspect.

Dining room

11'8x9.4 (3.56mx2.74m.1.22m)

Accessed from hall and kitchen, carpeted with gas central heating radiator and UPVC double glazed window to front aspect.

Kitchen/family room

21'5x18'9 (6.53mx5.72m)

Accessed from the hallway and the dining room, leading into the fitted kitchen area which includes matching wall and base units, stainless steel one-and-a-half bowl single drainer sink unit, gas hob, electric oven, integrated fridge/freezer and dishwasher. There is an opening straight into the breakfast/family room with double glazed window and French doors leading to the rear garden.

Utility

7'4x5'2 (2.24mx1.57m)

Accessed from the kitchen with a side door giving access to the driveway and space for a washing machine.

Landing

Carpeted to stairs and a spacious galleried landing with storage cupboard to include hot water cylinder.

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.

Bedroom One

16'11x11'10 (5.16mx3.61m)

Generously sized with gas central heating radiator and carpeted with two double glazed windows, one to front aspect and one to rear aspect with a dressing area to include fitted wardrobes and a door leading to the en-suite.

En-suite

8'6x7'1 (2.59mx2.16m)

Four piece suite to include bath, shower housed in shower cubicle, wash hand basin and low flush w.c.

Bedroom Two

12'2x10'6 (3.71mx3.20m)

Good size bedroom with gas central heating radiator, double glazed window to rear aspect and door leading to en-suite shower room.

En-Suite Two

8'10x3'10 (2.69mx1.17m)

Double glazed window to side aspect, shower housed in shower cubicle, wash hand basin and low flush w.c.

Bedroom Three

11'0x10'9 (3.35mx3.28m)

Double bedroom, carpeted with double glazed window to front aspect and gas central heating radiator.

Bedroom Four

11'0x10'9 (3.61mx3.28m)

Double bedroom, carpeted with double glazed window to front aspect and gas central heating radiator.

Family Bathroom

9'10x7'1 (3.00mx2.16m)

Double glazed window to rear aspect, four piece matching suite to comprise panelled bath, shower cubicle, wash hand basin and low flush w.c.

Garage

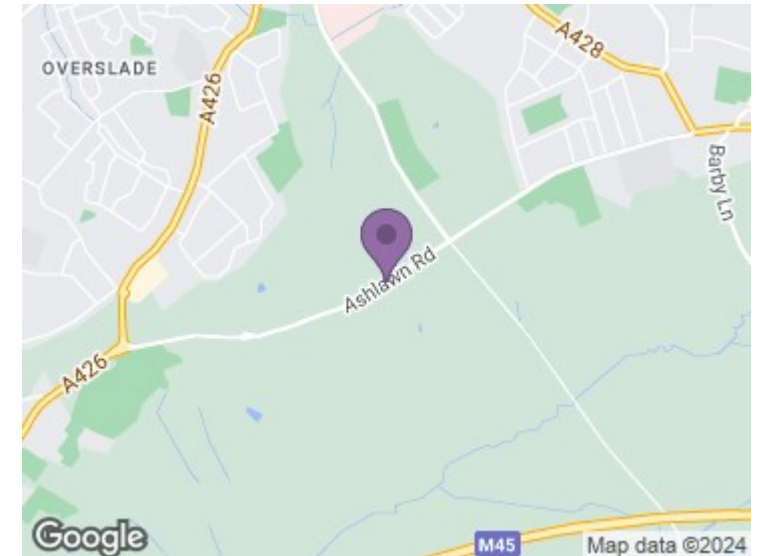
Detached double garage and parking for four vehicles with fitted electric car charging point to drive.

Garden

Large, enclosed, south facing rear garden.

Viewings

Please contact the agent Archer Bassett 01788 553939.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

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