

Ashlawn Road, , Rugby CV22 5PP Offers In The Region Of £625,995

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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 Ashlawn Road, Rugby, where luxury meets modern living in the form of the Marlowe brand new build property. This stunning detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With five spacious bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. Spanning over three floors, the house features three en-suite shower rooms. With a generous 1897 sg ft of space, this property provides a comfortable and airy atmosphere throughout. The double garage and parking for four vehicles make coming home a breeze, with plenty of room for both cars and storage. The highlight of this home is the open plan kitchen/family room, perfect for creating lasting memories with loved ones. Whether you're hosting a dinner party or simply enjoying a guiet night in, this space offers versatility and style. Don't miss the opportunity to make this new build property your own and experience the best of modern living in a prime location.

Entrance Hall

Double glazed front entrance door, storage cupboard and stairs rising to the first floor.

Kitchen/Family Room

20 7 x 11 1 (6.10m 2.13m x 3.35m 0.30m) Double glazed windows, French doors to rear garden, range of base and wall units, with oven and hob.

Lounge

23 x 11 5 (7.01m x 3.35m 1.52m)

Double glazed window, French doors to rear garden and central heating radiator.

Dining Room 11 1 x 10 5 (3.35m 0.30m x 3.05m 1.52m) Bay fronted window and central heating radiator.

Utility Room 6 9 x 5 10 (1.83m 2.74m x 1.52m 3.05m) Door to rear garden, units with space for appliances.

W.C. 5 2 x 3 2 (1.52m 0.61m x 0.91m 0.61m) Low flush w.c. and wash hand basin.

Landing Stairs rising to the second floor.

Bedroom One 20 7 x 10 5 (6.10m 2.13m x 3.05m 1.52m) Dual aspect double glazed windows, dressing area leading to en-suite bathroom and central heating radiator.

En-suite 11 1 x 9 4 (3.35m 0.30m x 2.74m 1.22m)

Double glazed windows, four piece bathroom suite comprising of low flush w.c., wash hand basin, panelled bath and separate shower cubicle and storage cupboard housing hot water cylinder.

<u>Bedroom Two</u>

12 x 11 5 (3.66m x 3.35m 1.52m)

Double glazed window, central heating radiator and access to en-suite shower room.

<u>En-Suite</u>

6 9 x 4=5 4 (1.83m 2.74m x 1.22m=1.52m 1.22m)

Double glazed window and three piece suite comprising of low flush w.c., wash hand basin and shower cubicle.

Bedroom Three

11 5 x 8 8 (3.35m 1.52m x 2.44m 2.44m)

Double glazed window and central heating radiator.

<u>Family Bathroom</u>

10 1 x 5 6 (3.05m 0.30m x 1.52m 1.83m) Double glazed window, four piece suite comprising of low flush w.c., wash hand basin, panelled bath and shower cubicle.

Landing

Storage cupoard.

<u>Bedroom Four</u>

16 8 x 11 4 (4.88m 2.44m x 3.35m 1.22m) Double glazed velux window and central heating radiator.

<u>Bedroom Five</u>

10 7 x 10 7 (3.05m 2.13m x 3.05m 2.13m) Double glazed velux window, central heating radiator and large storage cupboard.

<u>En-Suite</u>

74x59 (2.13m 1.22m x 1.52m 2.74m)

Double glazed velux window, low flush w.c., wash hand basin and shower cubicle.

Garage and Parking

Double garage and parking for four vehicles.

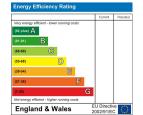
<u>Viewings</u>

Contact the agent Archer Bassett on 01788 553939.



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67 Hertford Street, Coventry CV1 1LB

024 7623 7500 sales@archerbassett.co.uk

archerbassett.co.uk