



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

**archerbassett**  
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 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 sq 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 quiet 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.

**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.

**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.

**Bedroom Two**

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

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

**En-Suite**

**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.

**Family Bathroom**

**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 cupboard.

**Bedroom Four**

**16 8 x 11 4 (4.88m 2.44m x 3.35m 1.22m)**

Double glazed velux window and central heating radiator.

**Bedroom Five**

**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.

**En-Suite**

**7 4 x 5 9 (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.

**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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