



Spectrum Avenue, Ashlawn Gardens, Rugby CV22 5QE  
£399,995

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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 Hadley a delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. As you step into this home, you are greeted by an inviting entrance hallway, complete with a convenient downstairs cloakroom. The staircase leads you to the first floor where you'll find two spacious double bedrooms, with the master bedroom boasting its own en-suite. Additionally, there is a third bedroom, perfect for guests or as a home office along with the family bathroom. The property features two reception rooms, including a separate lounge and a spacious kitchen diner that offers ample space for family gatherings. The French doors in the family living area open up to the garden, creating a seamless indoor-outdoor living experience. Parking is made easy with a driveway providing space for your vehicle. Don't miss out on the opportunity to make this house your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful semi-detached new home in Rugby.

### Hall

Front entrance with doors leading to the cloakroom, lounge and kitchen/Diner.

### Lounge

**17'10 x 10'4 (5.44m x 3.15m)**

Accessed from the hallway, leading in to the lounge which includes double glazed window to front and side aspect along with a gas central heated radiator.

### Kitchen/Dining Room With Family Living Space

**17'10 x 10'3 (5.44m x 3.12m)**

Accessed from the hallway leading into the fitted kitchen area which includes matching wall and base units,

stainless steel one-and-a-half bowl single drainer sink unit. a double glazed window to the front and rear aspect along with space for a dining table and family living space with French doors leading to the garden.

### Utility

**5'11 x 5'6 (1.80m x 1.68m)**

Accessed from the kitchen with space for washing machine and tumble dryer.

### Cloakroom

**4'10 x 3'3 (1.47m x 0.99m)**

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

### Landing

Double glazed window to front aspect and storage cupboard.

### Bedroom One

**14'2 x 13'3 (4.32m x 4.04m)**

Generously sized bedroom with double glazed window, gas central heating radiator and door leading to ensuite.

### En-suite

**6'1 x 5'9 (1.85m x 1.75m)**

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

### Bedroom Two

**10'11 x 9'9 (3.33m x 2.97m)**

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

### Bedroom Three

**8'10 x 7'5 (2.69m x 2.26m)**

Double glazed window and gas central heating radiator.

### Family Bathroom

**6'7 x 5'11 (2.01m x 1.80m)**

Double glazed window, three piece matching suite to comprise panelled bath, wash hand basin and low flush w.c.



### **DISCLAIMER**

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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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