



Connells

Gentian Way
RUGBY



Property Description

*****FIVE BEDROOM DETACHED PROPERTY***** in the popular Boughton Vale location. In brief, the ground floor comprises, entrance hall, cloakroom, bright lounge with feature fireplace, dining room with French doors leading to the garden, kitchen family room with French doors leading to the garden and a separate utility room with access through to the garage. Upstairs there are three double bedrooms, one single bedroom and a primary bedroom with a modern four piece ensuite. There is also an airing cupboard, access to a large loft space and a large four piece family bathroom.

Boughton Vale is a popular residential location which is within walking distance of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Within walking distance of the property is The Great Central Walk (the old railway line), Five Arches Wildlife Site, Rugby Free Primary School and Boughton Leigh Junior and Infant School, all of which are rated 'good' by Ofsted. Slightly further afield a short walk to the River Avon.

Gentian Way is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston

is about 50 minutes.

Entrance Hall

Tiled flooring.

Cloakroom

WC, basin, frosted window to front, tiled flooring and splashback.

Lounge

11' 8" x 16' 8" (3.56m x 5.08m)

Front window, laminate flooring, doors through to dining room, fire place

Dining Room

11' 9" x 10' 2" (3.58m x 3.10m)

French doors to rear garden and tiled flooring.

Kitchen

Irregular Shaped Room 20' 7" max x 13' 11" max (6.27m max x 4.24m)

Tiled flooring and splashback, window to rear, spotlights and French doors to rear garden. The kitchen is equipped with a range cooker, extractor fan, Bosh dishwasher, wall and base units and has space for a fridge freezer.

Utility Room

7' 3" x 5' 9" (2.21m x 1.75m)

Tiled flooring and splashback, stainless steel sink, wall and base units, space for a washing machine and a tumble dryer and a door with access to the integral garage.

Landing

Carpet, loft hatch, airing cupboard and spotlights.

Bedroom One

15' 11" max x 11' 11" max (4.85m max x 3.63m max)

Carpet flooring and window to the front aspect.

En Suite

A four piece suit comprising, low level flush WC, bath, shower cubicle and low level flush WC. There is also a chrome towel warmer, spotlights and two frosted windows to the front.

Bedroom Two

13' 10" max x 7' 6" max (4.22m max x 2.29m max)

Carpet flooring, window to the rear and built in wardrobes.

Bedroom Three

11' 6" x 7' 6" (3.51m x 2.29m)

Carpet flooring and window to the rear.

Bedroom Four

8' 8" max x 9' 2" max (2.64m max x 2.79m max)

Carpet flooring, window to the rear and fitted wardrobes.

Bedroom Five

7' 4" max x 8' 4" max (2.24m max x 2.54m max)

Carpet flooring and window to the rear.

Family Bathroom

A four piece suit comprising, low level flush WC, bath, shower cubicle and low level flush WC. There is also a chrome towel warmer, spotlights and a frosted window to the front.

Rear Garden

Lovely South facing rear garden made up of lawn, trees, shrubbery and a patio area. There is also a shed and side access.

Garage

Single garage with power and light.

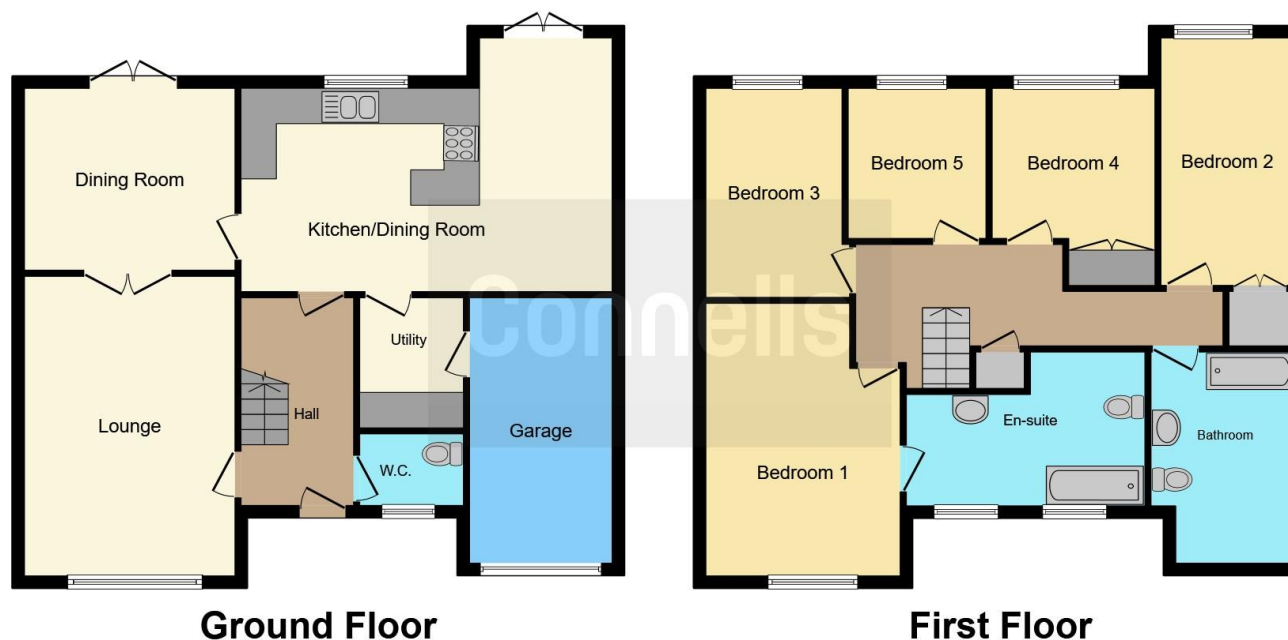
Parking

Off road parking for multiple vehicles.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D

view this property online connells.co.uk/Property/RBY105884

Tenure: Freehold



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