



Connells

Mindaro Way
rugby



Property Description

A modern four bedroom semi-detached family home in the popular location of Ashlawn Gardens briefly comprising of entrance hall, guest cloakroom, spacious lounge diner, breakfast kitchen, four good size bedrooms with ensuite to master and a family bathroom. This property benefits from an enclosed rear garden and tandem driveway to side for multiple vehicles. It is immaculately presented throughout, built in 2023 by Barratt Homes, a Woodcroft design, viewing is highly recommended!

Ashlawn Gardens is situated in the sought after area of Hillmorton located within a short distance of amenities and local shops as well as Dunchurch village. Having a short walk to Sainsbury's and Cock Robin Wood as well as the upcoming development to include a primary school, local park and community sports fields.

Ashlawn Gardens further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Elliotts Field Shopping Park and Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Approach

Pathway to front door leading through to;

Entrance Hall

Having staircase rising to first floor landing, door through to;

Guest Cloakroom

Fitted with low-level WC and pedestal wash handbasin.

Kitchen

13' 8" x 8' 1" (4.17m x 2.46m)

Fitted with a range of upgraded base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Intergrated appliances to include Electrolux oven, four ring gas hob and extractor hood. Upgraded flooring, window to front and space for breakfast table.

Lounge Diner

20' 3" x 15' (6.17m x 4.57m)

Having under stairs storage cupboard, windows to both sides, twin skylights to rear aspect and french doors overlooking and leading to rear garden.

Landing

Having staircase rising from entrance hall and second staircase to master suite.

Bedroom Two

14' 3" Maximum x 8' 5" Maximum (4.34m Maximum x 2.57m Maximum)

Window to rear, space for wardrobes.

Bedroom Three

12' 3" Maximum x 8' 5" Maximum (3.73m Maximum x 2.57m Maximum)

Window to front, space for wardrobes.

Bedroom Four

9' x 6' 4" (2.74m x 1.93m)

Window to rear.

Family Bathroom

Fitted with low-level WC, pedestal wash handbasin and bath with shower over. Fitted vanity mirror and window to front.

Master Bedroom

22' 4" Maximum x 14' 11" Maximum (6.81m Maximum x 4.55m Maximum)

Having staircase rising from first floor landing, twin skylights to rear aspect, space for wardrobes and two generous storage cupboards. Loft hatch providing access to loft space, door through to;

Ensuite

Comprising of low-level WC, pedestal wash handbasin and shower cubicle. Partially tiled with window to front and shaver point.

Rear Garden

Enclosed rear garden laid to lawn with garden shed and side access to parking and front of property.

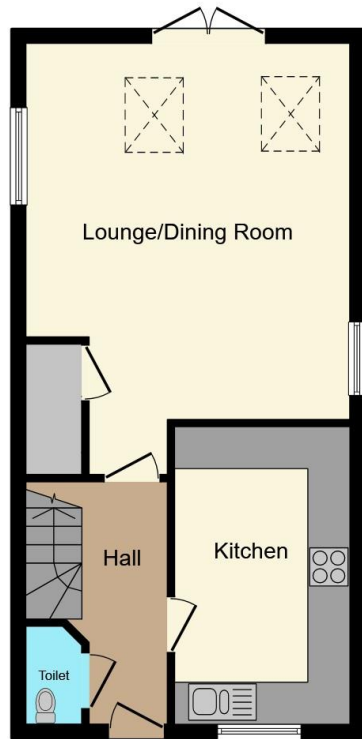
Parking

Tandem driveway to side of property for multiple vehicles.

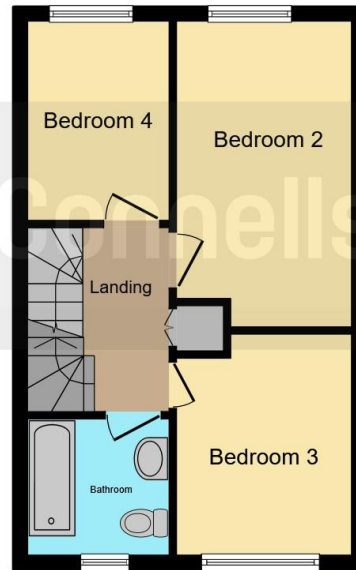








Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/RBY106369

Tenure: Freehold



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