



Connells

Hazel Close
RUGBY



Property Description

*****FOUR BEDROOM DETACHED *****
Situated on the popular Eden Park development which is North of 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. Eden Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

This well-presented family home comprises of entrance hall, cloakroom, large lounge and kitchen/dining room on the ground floor, master bedroom with ensuite, three further bedrooms and family bathroom on the first floor, Outside the property is a garage and driveway and to the rear is an enclosed garden with patio and lawn. The property also benefits from double glazing and central heating.

Entrance Hall

Cloakroom

Sink & w/c

Lounge

19' 5" max x 11' 8" max (5.92m max x 3.56m max)

To rear of property, carpeted, patio doors.

Kitchen

17' 5" x 9' 4" (5.31m x 2.84m)

Window to front, gas hob, electric oven, fridge freezer, dishwasher, tiled floor.

Utility Room

6' 6" x 5' 1" (1.98m x 1.55m)

Side access, sink, plumbing for washing machine, tiled floor.

Landing

Loft access, carpeted.

Bedroom One

12' 7" max + wardrobe x 9' 5" (3.84m max + wardrobe x 2.87m)

To rear of property, fitted wardrobes, carpeted.

Bedroom Two

8' 5" max + wardrobes x 9' 1" (2.57m max + wardrobes x 2.77m)

Double room to front of property, fitted wardrobes, carpeted.

Bedroom Three

9' 11" x 7' 10" (3.02m x 2.39m)

To front of property, carpeted.

Bedroom Four

8' 3" x 9' 7" (2.51m x 2.92m)

To rear of property, carpeted.

Bathroom

Bath,sink,w/c, window to side, grey laminate floor.

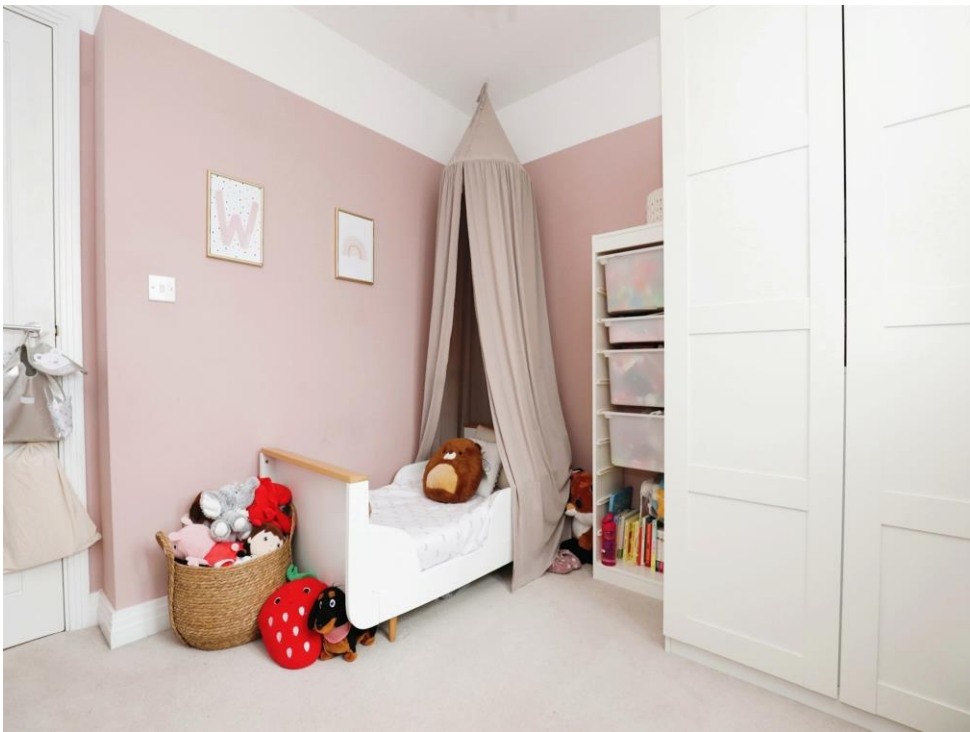
Rear Garden

Patio & lawn, side access.

Parking

Space for two cars & garage









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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106384



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY106384 - 0005