



Connells

Redwood Road
Rugby



Property Description

*****STUNNING FIVE BEDROOM DETACHED FAMILY HOME*****

Connells are delighted to offer this five bedroom modern detached home. Redwood Road is 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 briefly comprises of entrance hall, cloakroom, spacious lounge, dining room, kitchen on the ground floor, and master bedroom with ensuite, four further bedrooms and family bathroom on the first floor, Outside the property is a garage and driveway, field views to the front and to the rear is an enclosed garden with patio and lawned area. The property also benefits from Amtico flooring, Bosch appliances, double glazing and central heating.

Call us today on 01788 579880 to arrange your exclusive viewing at this must see property!

Approach

The property sits opposite a field where the lovely views can be appreciated. There are also steps leading to an open canopy porch where the main entrance door is leading to;

Entrance Hall

Open entrance hall with Amtico flooring throughout, access doors to all downstairs rooms, radiator and spacious storage cupboard under stairs.

Downstairs Cloakroom

Low level WC, wash hand basin, towel rail and window to side.

Lounge

11' 6" x 24' 7" (3.51m x 7.49m)

Featuring large bay window to front, double doors to garden, electric fire on wall and radiator.

Dining Room

12' 5" x 12' 10" (3.78m x 3.91m)

Providing space for family dining table, bay window to front and additional window to side.

Kitchen

20' 3" Maximum x 12' 7" Maximum (6.17m Maximum x 3.84m Maximum)

Stunning open plan kitchen with Amtico flooring throughout which features a bespoke breakfast island, a range of wall and base mounted units and stainless steel sink. Built in Bosch appliances are to include dishwasher, fridge freezer and double cooker, and 5 ring gas hob. There are also double doors to rear access and two windows to side.

Utility Room

4' 6" x 5' 4" (1.37m x 1.63m)

Positioned off the kitchen, providing space for washing machine and tumble dryer, radiator and window to rear.

Landing

Featuring access doors to all bedrooms and family bathroom, airing cupboard, loft hatch and radiator.

Bedroom One

17' 10" Maximum x 12' 4" Maximum (5.44m Maximum x 3.76m Maximum)

Built in wardrobes, radiator and window to side & rear.

Ensuite

Double walk in shower, wash hand basin and tall towel rail.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Built in wardrobes, radiator and window to rear.

Bedroom Three

10' 4" x 11' 1" (3.15m x 3.38m)

Space for wardrobe, radiator and window to front.

Bedroom Four

11' 4" x 8' 1" (3.45m x 2.46m)

Space for wardrobe, radiator and window to front.

Bedroom Five

8' 1" x 7' 5" (2.46m x 2.26m)

Space for wardrobe, radiator and window to front.

Family Bathroom

Located on the first floor featuring tiled floor throughout, built in bath with shower, wash hand basin, low level WC, towel rail and window to side.

Garage

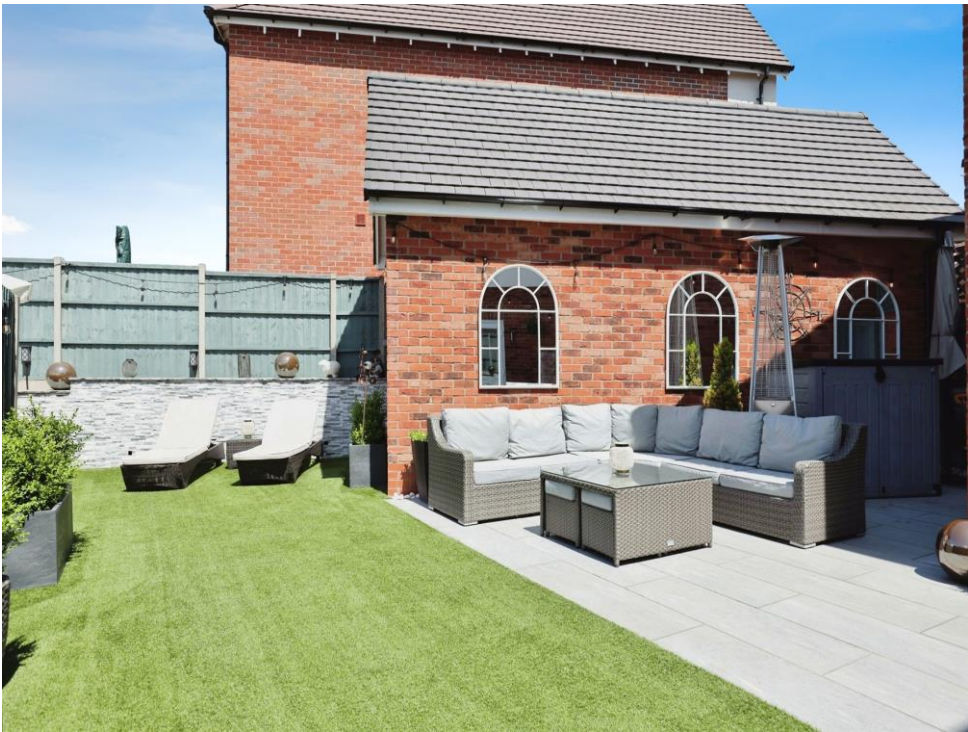
9' 10" x 20' 5" (3.00m x 6.22m)

Single garage with up and over door & light and power.

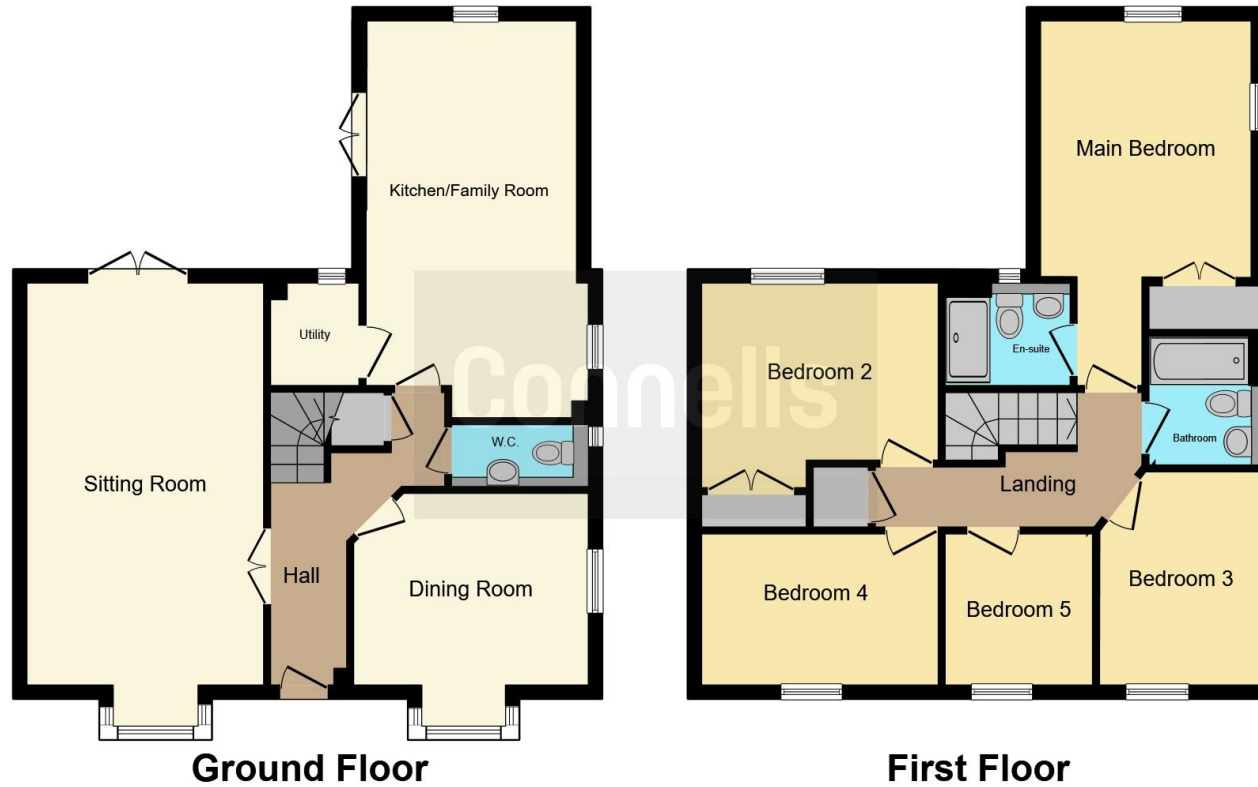
Rear Of Property

The garden is north facing with patio and astro turf area, with side access by the garage. There is also a driveway for approximately two cars.









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/RBY106689

Tenure: Freehold



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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.

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