



Connells

Stretton Close
Rugby



Property Description

Connells are delighted to bring to market this well presented, modern three bedroom detached family home on Stretton Close, in Rochberie Heights, Rugby. This impressive Taylor Wimpey build in brief comprises of; entrance hall, downstairs cloakroom, lounge, open plan kitchen/diner, three good sized bedrooms with en suite to master, and family bathroom. Externally, there is a lovely private rear garden, allocated parking for two vehicles plus a single detached garage. This property also benefits from gas central heating and double glazing throughout.

Situated on the popular Rochberie Heights 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. Rochberie Heights 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.

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

Entrance Hall

Welcoming entrance hall with tiled amtico flooring, stairs rising to the first floor landing and a storage cupboard.

Downstairs Cloakroom

Tiled amtico flooring, low level WC and sink.

Lounge

16' 8" x 10' 7" (5.08m x 3.23m)

Spacious lounge with window to front aspect.

Kitchen/Diner

16' 7" Maximum x 12' 1" Maximum (5.05m Maximum x 3.68m Maximum)

A lovely open plan kitchen/diner with tiled flooring and a range of wall and base units. Integrated appliances are to include; cooker with four gas hob and extractor fan, fridge freezer, dish washer and washing machine. There is also space for a dining table in the dining area. Two windows to side aspect and one window to front aspect.

Landing

First floor landing with loft hatch providing loft access.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

The master bedroom features space for a wardrobe, window to side and front aspect.

En Suite

En suite to master bedroom with tiled floor, double walk in shower, low level WC and sink.

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

Featuring space for wardrobe, window to front and side aspect.

Bedroom Three

9' 11" x 7' (3.02m x 2.13m)

Featuring space for wardrobe and window to front aspect.

Family Bathroom

With tiled floor, built in bath with shower over, low level WC, sink and window to front aspect.

Rear Of Property

A lovely private rear garden laid with astro turf and patio area. There is also side access through the side gate.

Garage

A single detached garage to the side of the property, with an up and over door & light and power.

Parking

The property comes with allocated off road parking for two vehicles, plus further on street parking, and an EV charging point.

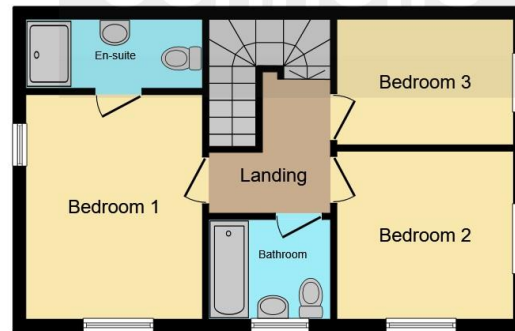








Ground Floor



First 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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: B

Tenure: Freehold

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