



Connells

Batt Close  
Rugby





## Property Description

\*\*\*MUST SEE BEAUTIFUL FAMILY HOME\*\*\*

Connells are proud to market this immaculately presented, modern detached home on Batt Close in Rocherbie Heights, Rugby. Batt Close occupies a generous corner plot and in brief comprises of; entrance hall, downstairs cloakroom, lounge, open plan kitchen/diner, utility room, four double bedrooms with en suite to the master, and family bathroom. Externally, there is a lovely south facing garden, allocated off road parking and single garage. This property also benefits from gas central heating and Upvc double glazing.

Situated on the popular Rocherbie 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. 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.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this lovely property!

## Entrance

A welcoming and bright entrance hall with a built in storage cupboard and stairs rising to the first floor landing.

## Downstairs Cloakroom

Low level WC and sink.

## Lounge

19' 7" x 11' 5" ( 5.97m x 3.48m )

Spacious family lounge featuring French doors leading to the garden and window to the front aspect.

## Kitchen

19' 7" x 11' 7" ( 5.97m x 3.53m )

An immaculate tiled kitchen featuring a range of wall and mount base units, with integrated appliances including oven with five ring gas hob + extractor fan, fridge freezer, dish washer and stainless steel sink + drain. Two windows to the side and one window to the front aspect.

## Utility Room

11' 7" x 9' 7" ( 3.53m x 2.92m )

Separate utility room off the kitchen featuring space for a washing machine and tumble dryer, plus fitted units.

## Landing

First floor landing with a storage cupboard and loft hatch providing loft access to a partially boarded loft.

## Bedroom One

12' x 11' 6" ( 3.66m x 3.51m )

Spacious master bedroom featuring space for wardrobe and window to the side aspect.

## En Suite

En suite to master with double walk in shower, low level WC, sink and heated towel rail.

## Bedroom Two

11' 10" x 9' 9" ( 3.61m x 2.97m )

Featuring fitted wardrobes and window to the side aspect.

## Bedroom Three

8' 6" x 9' 7" ( 2.59m x 2.92m )

Featuring fitted wardrobes and window to the front and side aspect.

## Bedroom Four

10' 1" x 8' 3" ( 3.07m x 2.51m )

Featuring space for wardrobe and window to the front aspect. A versatile room also making a useful study/home office.

## Family Bathroom

With fitted bath and shower over, low level WC, sink, heated towel rail and window to the front aspect.

## Rear Of Property

An enclosed, south facing garden laid to lawn with flower beds, decking and side accessibility.

## Parking

The property comes with a single garage with an up & over door and light & power, plus further off road allocated parking.



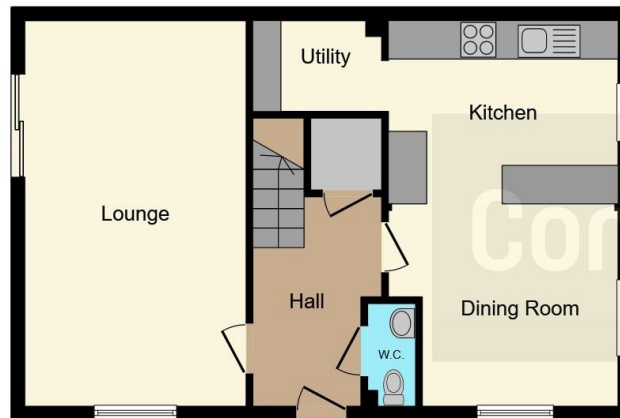




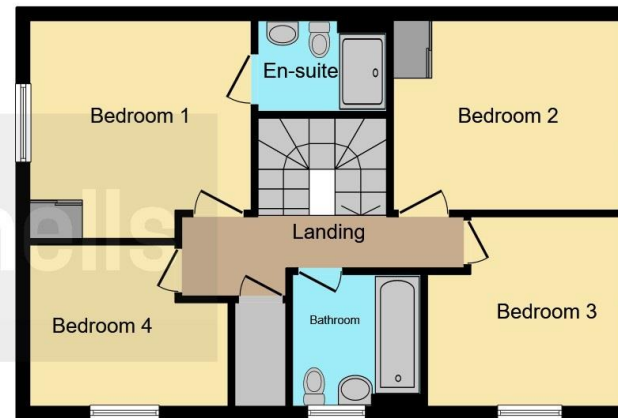








**Ground Floor**



**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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106415](http://connells.co.uk/Property/RBY106415)**



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Property Ref: RBY106415 - 0008