

1 Hayes Close
Rugby
CV21 1JG



Cadman Homes
Family Owned, Family Run, Family Values





1 Hayes Close

£375,000

Front Exterior

Approached via a spacious block-paved driveway, the front exterior boasts a classic brick façade and a large integral garage with a roller door. The property sits neatly within its plot, complemented by a tidy front lawn area and access to the side of the house.

Entrance Hall

On entering, the hallway provides a bright, welcoming space featuring carpeted flooring and a wooden handrail along the staircase. Doorways lead off to the kitchen, lounge/diner, and w/c, while the hallway's layout allows for a smooth flow through the ground floor.

Lounge/Diner

Stretching almost the full depth of the house, the lounge/diner is a generous and versatile space. Large windows and double doors at the far end allow ample natural light to flood in, creating a bright and airy atmosphere. The room features a fire with a carved surround and has space at the far end for a dining table. Neutral wall textures and carpeted flooring add warmth throughout.

Kitchen

The kitchen is well-equipped with a range of cream cabinetry and contrasting work surfaces. A large window above the sink provides garden views and plenty of daylight. The room has a practical vinyl floor and a door leading to the side of the property.

WC

Conveniently positioned off the hallway, the ground floor WC is fully aqua boarded with a modern, glossy finish. It comprises a close-coupled toilet and a compact wash basin with storage cupboard beneath, illuminated by a frosted window providing natural light.



Bedroom 1

The principal bedroom is a spacious retreat with a large window overlooking the front garden. It benefits from built-in wardrobes with wooden doors and ample room for a large double bed and bedside furniture.

Bedroom 2

Bedroom 2 offers a bright and airy feel with a large window to the rear garden and neutral décor. It is carpeted, with two built-in wardrobes providing useful storage space. The room comfortably accommodates a double bed and additional furniture.

Bedroom 3

A cosy single bedroom with a window overlooking the front of the property. The room features neutral carpeting and walls, with ample space for a single bed and wardrobe or chest of drawers.

Bedroom 4

Another single bedroom positioned to the rear of the property with a window providing garden views. It benefits from carpeted flooring and neutral wall tones, suitable for use as a child's bedroom, study, or guest room.

Shower Room

The shower room is fitted with a walk-in enclosure featuring a glass door, a vanity sink with under storage, and a close-coupled WC. The room is finished with light-toned wall panels and a window for ventilation and natural light.

Rear Garden

A well-maintained rear garden offers a lawn bordered by mature shrubs and trees. There is a raised decking area perfect for outdoor seating or dining, and a shed providing useful storage. The garden enjoys a good level of privacy and sunshine throughout the day.

Garage

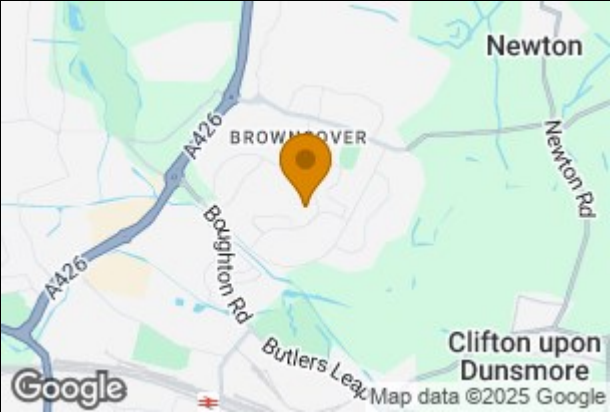
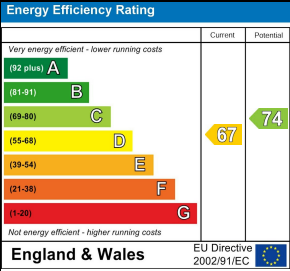
The garage is integral to the property, accessed via the front driveway. It provides ample space for a single vehicle and additional storage.

Local Authority
Rugby Borough Council

Council Tax Band
C

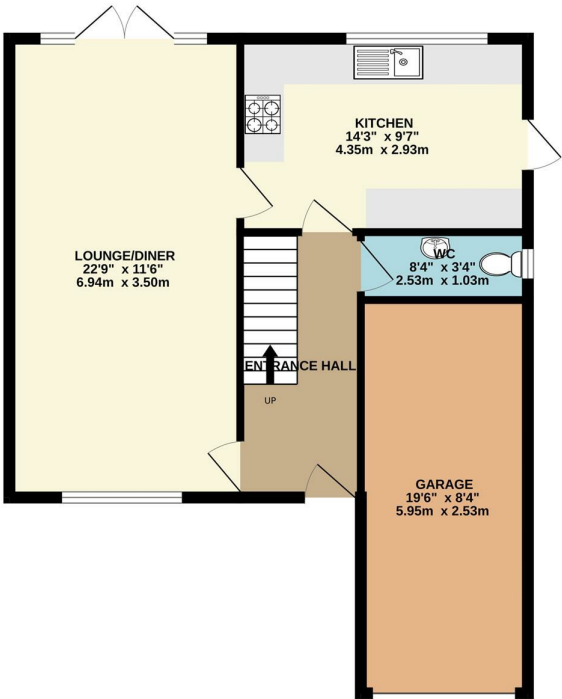
EPC Rating
D

Directions

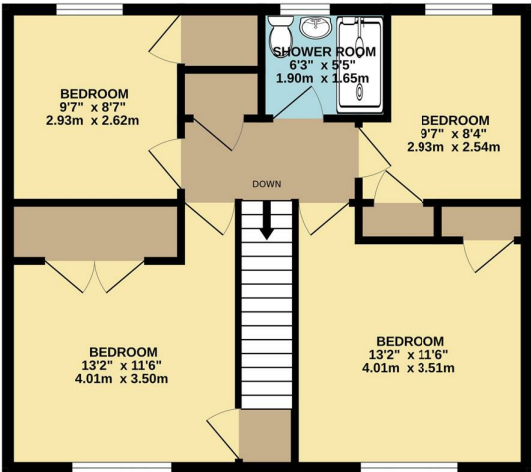


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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