



**EDWARD KNIGHT**  
ESTATE AGENTS

EDISON DRIVE, RUGBY, CV21 1FB

£1,750 PCM – FEES APPLY





A modern four bedroom detached house situated in a quiet yet convenient location within walking distance of Rugby railway station, retail parks & Tesco supermarket. The newly decorated accommodation briefly comprises: entrance hall, cloakroom, lounge, study, conservatory, kitchen/dining room, utility room, four bedrooms, en-suite shower room & four piece family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, enclosed rear garden, off-road parking & a single garage. Available now. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Electric consumer unit. Stairs rising to the first floor. Smoke alarm. Thermostat for the ground floor heating. Understairs storage cupboard with power and light. Doors to the lounge, study and kitchen. Door to:

#### **CLOAKROOM**

White suite comprising: pedestal wash hand basin and low-level toilet. Tiled splashback area. Vinyl floor. Single panel radiator with thermostat. Obscure uPVC double glazed window to the side aspect.

#### **LOUNGE**

13' 4" x 12' 8" (4.06m x 3.86m)

Two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control. Virgin, satellite and BT telephone connection points. Double doors to:

#### **KITCHEN/DINING ROOM**

19' 7" x 9' 4" (5.97m x 2.84m)

A range of eye base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer. Built-in stainless steel double electric oven, six ring gas hob and chimney extractor hood. Integrated fridge freezer and dishwasher. Vinyl floor.



Double panel radiator with thermostat control. Door to the utility room. uPVC double glazed window overlooking the conservatory. uPVC double glazed patio doors to:

#### CONSERVATORY

14' 9" x 9' 0" (4.5m x 2.74m)

Being of dwarf wall and uPVC double glazed construction with uPVC double glazed patio doors to the rear garden and a uPVC double glazed door to the side aspect. Wood effect laminate flooring. Wall mounted light. Power sockets.

#### UTILITY ROOM

9' 4" x 5' 6" (2.84m x 1.68m)

Further units matching the kitchen surmounted by worktops. Inset stainless steel sink and drainer with mixer tap over. Space and plumbing for a washing machine & tumble drier. Concealed central heating boiler with wall mounted timer controls. Vinyl floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Double glazed uPVC door to the rear garden.

#### STUDY

9' 7" x 6' 8" max (2.92m x 2.03m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Telephone socket.

#### STAIRS & LANDING

Single panel radiator with thermostat control. Ceiling mounted smoke alarm. Doors to all further first floor accommodation.

#### BEDROOM ONE

12' 8" x 12' 4" max (3.86m x 3.76m)

uPVC double glazed window to the front aspect. Single panel radiator. Fitted double mirrored sliding door fronted wardrobe. Virgin TV and telephone



connection. Wall mounted programmable thermostat for the first floor central heating. Door to:

#### ENSUITE

White suite comprising: low-level toilet, pedestal wash hand basin and fully tiled double shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator with thermostat. Obscure uPVC double glazed window to the front aspect.







#### **BEDROOM TWO**

12' 4" x 9' 0" (3.76m x 2.74m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Fitted triple door wardrobe. Built in over stairs storage cupboard.

#### **BEDROOM THREE**

10' 6" x 8' 9" (3.2m x 2.67m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in airing cupboard housing a high-pressure hot water cylinder with slatted shelf over.

#### **BEDROOM FOUR**

10' 7" x 6' 5" max (3.23m x 1.96m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

#### **FAMILY BATHROOM**

6' 0" min x 6' 0" (1.83m x 1.83m)

Four piece white suite comprising: pedestal wash hand basin, low level toilet, panelled bath with thermostatic mixer tap and shower unit over and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Electric shaver socket. Ceiling mounted extractor fan. Vinyl floor. Heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect. 6 foot minimum by 6 foot.

#### **FRONT GARDEN & DRIVEWAY**

Gravelled front garden retained by iron railings with an assortment of lavender plants and conifer trees. Slab path leading to the front door with courtesy light and storm porch. Further slab path leading down the side of the property to a lockable timber gate to the rear garden.

Tarmac driveway located to the side of the property providing two off-road parking spaces and direct access to the garage.

#### **GARAGE**

Up and over door to the front. Power and light connected. Open overhead storage space. Part double glazed uPVC door to the garden.

#### **REAR GARDEN**

Slab patio area with path leading down the side of the property to the gate. The garden is then laid mainly to lawn and enclosed by timber fencing with shrubs and bushes to the perimeter and is not directly overlooked from the rear.

#### **COUNCIL TAX**

Band E

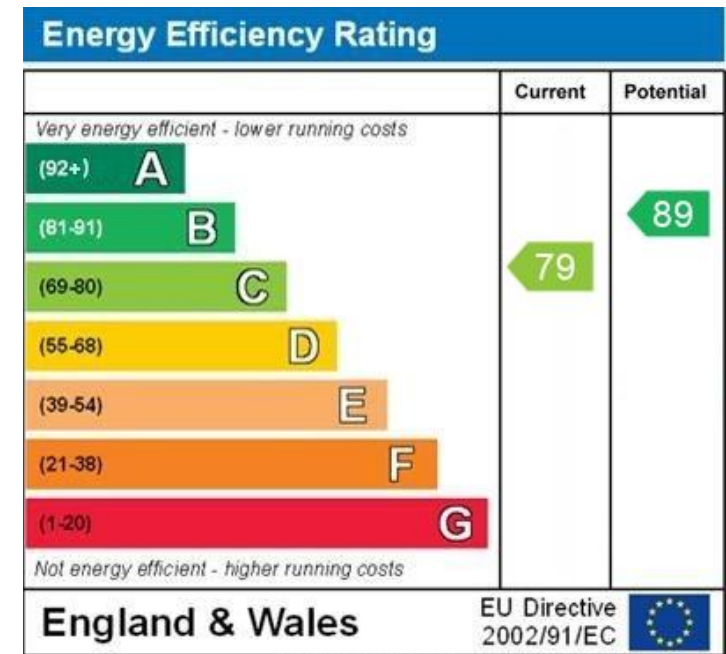
#### **FEES PAYABLE BY TENANTS**

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