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**Merynton Close, Newbold On Avon**  
**Asking Price £305,000**

**complete** ●●●  
ESTATE AGENTS

# Merynton Close, Newbold On Avon, Rugby

Welcome to this modern and stylish semi-detached house located on Merynton Close in Rugby. Built in 2020, this impressive three-storey property offers a perfect blend of contemporary living and comfort, making it an ideal family home. As you enter, you are greeted by a spacious lounge that features bi-folding doors, allowing natural light to flood the room and providing a seamless connection to the outdoor space. This inviting area is perfect for both relaxation and entertaining guests. The ground floor also includes a convenient downstairs WC, enhancing the practicality of the home. The property boasts four well-proportioned bedrooms, providing ample space for family members or guests. The master bedroom benefits from an en-suite bathroom, offering a private retreat for relaxation. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest rooms, or a home office. Outside, you will find off-road parking for two vehicles, a valuable feature in today's busy world. The property is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families.

In summary, this four-bedroom semi-detached house on Merynton Close is a fantastic opportunity for those seeking a contemporary home in Rugby. With its spacious layout, modern features, and convenient location, it is sure to impress. Do not miss the chance to make this wonderful property your new home.

## Entrance Hall

Entered via glazed door. Radiator. Doors to

## Kitchen 10'9" x 8'3" (3.3 x 2.54)

Featuring a range of wall and mount base units, integrated oven with four ring gas hob and extractor fan, and integrated fridge freezer. There is also additional space for a dish washer and washing machine. Window to the front aspect.

## Cloakroom

Low flush WC. Wash hand basin. Radiator. Window to front.

## Lounge / Dining Room 20'9" x 15'5" (6.35 x 4.72)

A spacious lounge/diner featuring bespoke bifolding doors overlooking the rear garden, and built in storage cupboard.



## First Floor Landing

Doors to

### Bedroom One 11'10" x 10'9" (3.61 x 3.3)

Built in wardrobe . Radiator, Window to the rear aspect.

### En Suite

Walk in double width shower, low level WC and sink. Radiator.

### Bedroom Two 10'11" x 8'5" (3.35 x 2.57)

Radiator and window to the front aspect.

### Family Bathroom

Pedestall bath and shower over , low level WC, sink and window to the front aspect.

## Second Floor Landing

Storage area . Doors to

### Bedroom Three 3.35 x 2.57

Window to the front aspect. Radiator.

### Bedroom Four 2.74 x 2.44

Velux window to the rear aspect. Radiator.

## Rear Garden

Patio. Laid to lawn and enclosed by timber panel fencing.

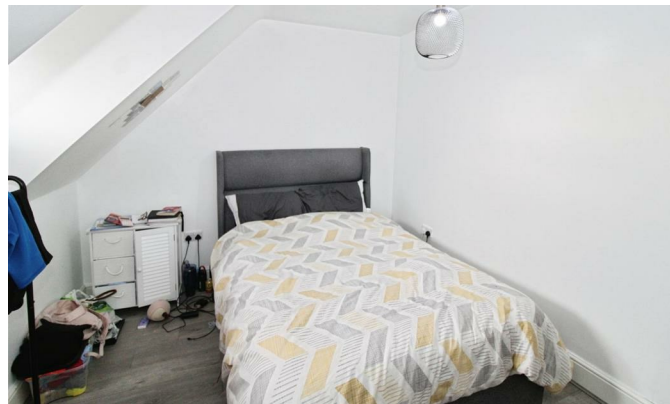
## Front Garden

Laid to lawn. Paved path to front. Low level lighting.

## Off Road Parking

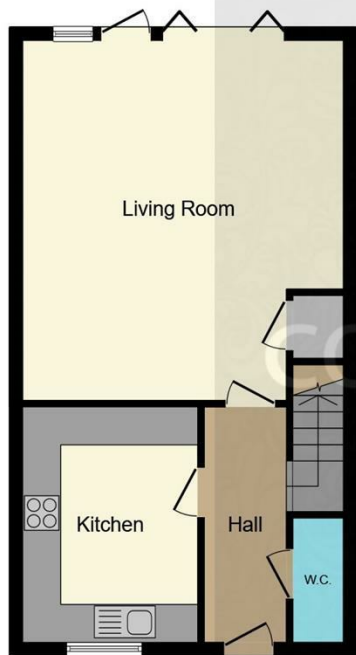
## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.



## Rugby Borough Council

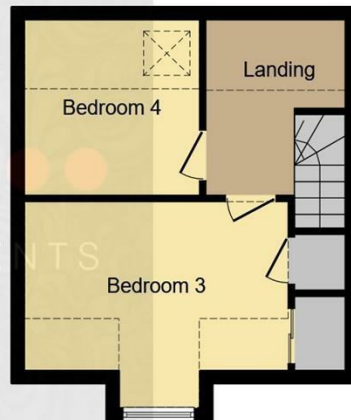
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



Ground Floor



First Floor



Second 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
 T: 01788 550 800  
 sales@complete247.co.uk  
 www.complete247.co.uk

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