



16 Hawthorn Close

RUGBY, CV21 1RF

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**

16 Hawthorn Close

Offers Over £400,000

If you're dreaming of living in a beautiful family home at the end of a quiet cul-de-sac with a gorgeous open-plan kitchen-diner with space for entertaining guests and room for children to play then look no further than this stunning family home!



*To see video, legal pack and
more information scan QR code*



It's a pleasure to introduce you to this beautiful four-bedroom detached family home! This gorgeous home is immaculately presented inside and out with a range of modern fixtures and fittings and is lucky enough to be situated at the end of a quiet cul-de-sac

Property at a glance

- Freehold Detached Home
- Four Generous Double Bedrooms
- Quiet End Of Cul-De-Sac Location
- Parking For Up To Four Cars
- Open Plan Kitchen-Diner
- Landscaped Front And Rear Gardens
- Ideal For Entertaining Guests
- Excellent Commuter Transport Links
- Retail Park Shopping Within Walking Distance
- Local Schools Within Walking Distance





Upon approaching the property you're met with an attractive landscaped front garden which is filled with a selection of mature shrubs and bushes. The front entrance is protected from the elements by a large porch which is supported by an exterior wooden porch column.

The living room is very cosy and offers more than enough room to easily accommodate a luxurious L-shaped sofa as well as a flat screen television with an entertainment unit. The living room is always light and airy thanks to the large uPVC double glazed bay window at the front of the property making the space a wonderful place to rest, relax and enjoy some time with loved ones.

The luxurious open-plan kitchen-diner is truly spectacular! The dining space offers ample space for a dining table large enough to accommodate the whole family and is currently home to a large high standing breakfast table as well as a solid wood dining table. The dining space benefits from a wall mounted television as well as dual double glazed French patio doors which lead out into the spacious rear garden making the open-plan kitchen-diner a warm and welcoming space to entertain guests and enjoy a hearty meal with views of the attractive rear garden. The sleek modern kitchen benefits from L-shaped work surfaces, a range of eye-level storage units as well as matching base units. The kitchen comfortably accommodates a wide range of built-in appliances including a built-in Zanussi double-oven, one which doubles as a grill oven, an integrated 4-zone induction hob with a built-in telescopic cooker hood, an integrated stainless steel 1.5 bowl kitchen sink as well as a built-in fridge-freezer and an integrated dishwasher.



“For me there are few properties that come to the market that compare to this property, as it is located at the end of a quiet cul-de-sac, the privacy enjoyed by the owners is enviable”

The open-plan kitchen-diner links to a utility room which offers auxiliary storage units, worktop space, an additional sink and room for one appliance which is currently occupied by a washer dryer. The utility room also provides access to the generous rear garden.

The master suite is truly a fabulous size and is able to accommodate even a Super-King Size double bed alongside bedside furniture! The master suite benefits from generous double glazed windows which provide attractive views of the front garden and a large built-in wardrobe with space to store all of your clothes. Connected to the master suite is the generous ensuite which is well-equipped to meet all of your day-to-day needs with a large shower enclosure, a pedestal wash basin, a WC and attractive tiles on the wall. The second bedroom is wonderfully spacious, providing ample space for even a Super-King Size double bed and benefits from a generous built-in wardrobe. The second bedroom benefits from having an ensuite which features a shower enclosure, a pedestal sink, a WC and a frosted glass window. The third bedroom is currently being used as a dedicated dressing room and the fourth bedroom is currently being used as a spacious home office, perfect for working from home! However, both the third and the fourth bedrooms are more than large enough to accommodate large double beds with additional furniture and both bedrooms benefit from views of the attractive rear garden.

The main bathroom offers a feeling of great luxury thanks to the integrated shower bath, with a built-in shower screen, a wash basin, WC, a storage cabinet and a frosted glass window. All of which make the main bathroom a truly relaxing space to help you ease into the day ahead.

This beautiful four-bedroom detached family home offers a beautifully manicured landscaped rear garden, the rear garden is a very generous size and is very easy to maintain as it is largely covered in gravel. The rear garden offers a very spacious veranda, the veranda is a wonderful place to entertain and enjoy a cool beverage on a warm summer's day with family and friends, what's more the screen makes the veranda very private. The rear garden benefits from three separate patios, side access to the front of the property, lots of space for garden storage, outdoor lighting, an outdoor tap, as well as a number of mature bushes and shrubs.



The Seller's View

“We love the close knit neighbourhood community feel in the street is and how quiet and secure it is”

“We both love Autumn time in our home, we love how the brown and orange hues give our garden a cosy autumnal feel”

“We bought our home because we love the location, being at the end of a quiet cul-de-sac with Swift Valley and local parks nearby has been fantastic and having the retails parks and motorways just a few minutes away by car is very convenient”



Directions

Heading East on the M6 at junction 1, take the A426 exit to Rugby/Lutterworth. At the roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit. At the roundabout, take the 3rd exit onto Lower Lodge Avenue. Turn left onto Hawthorn Close. Turn right and continue onto Hawthorn Close 16 Hawthorn Close, Rugby, CV21 1RF will be straight ahead.

Services

Mains gas, mains electricity, mains water and fibre optic broadband are connected

Tenure

Freehold

Local Authority & Tax Band

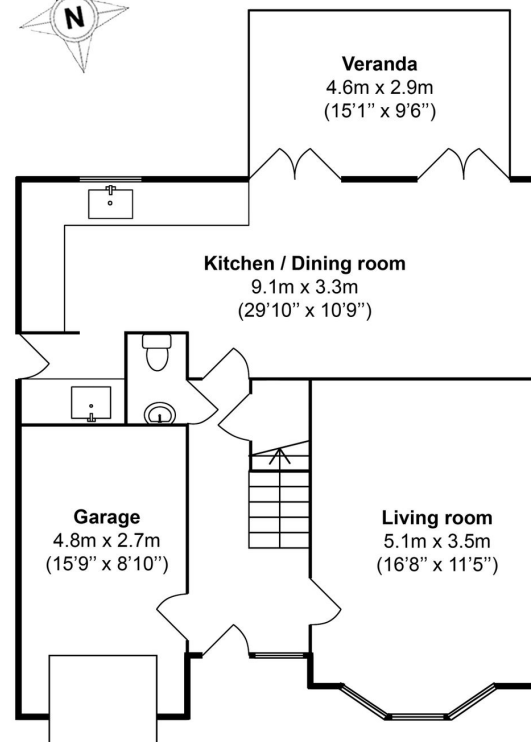
Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

Town Centre 0.3 miles
Primary Schools (xx) miles
Train Station (xx) miles
Motorway links (xx) miles
Airport (xx) miles
Nearest Towns (xx) miles
Bus Station (xx) miles
University (xx) miles
Hospital (xx) miles

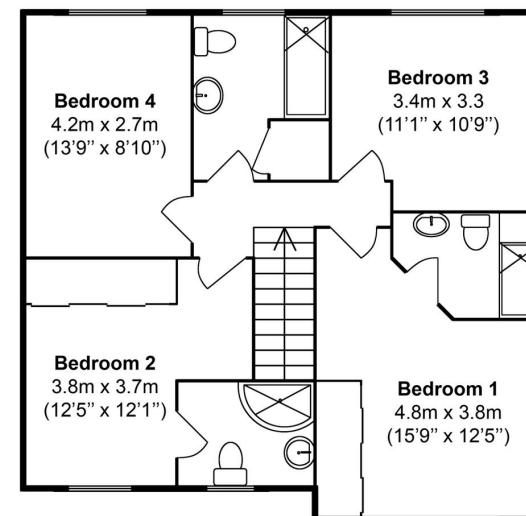


Hawthorn Close, Rugby, CV21

Approximate total area = 155 sq m / 1672 sq ft

Internal area = 142 sq m / 1529 sq ft

Veranda = 13 sq m / 143 sq ft



For identification only - not to scale



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the world's first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.

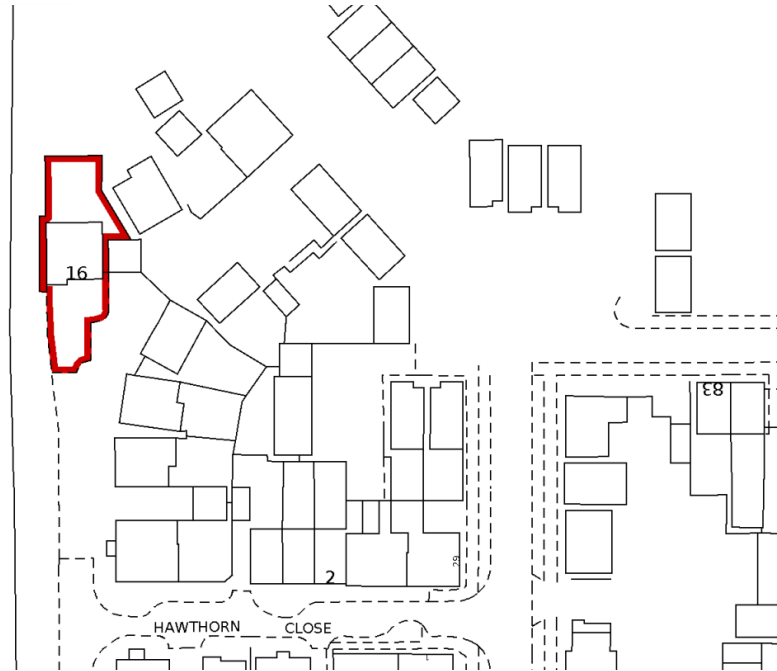


Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



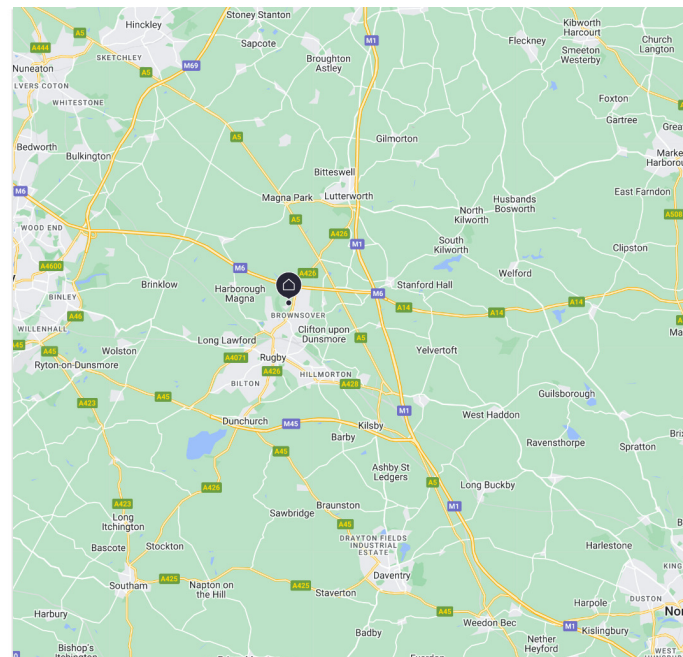
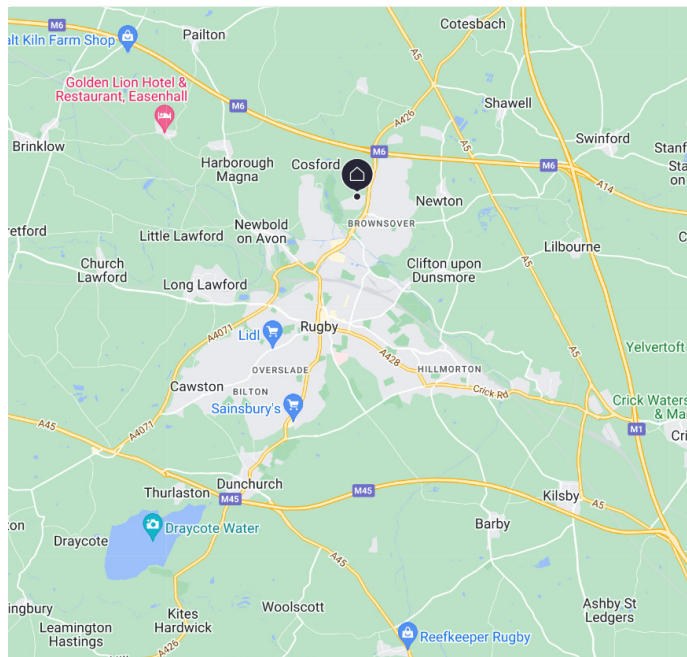
Plot Size: 0.08 Acres 334.00 sq.m



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Henry James

The **Rugby** Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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