



Connells

Merynton Close  
Rugby



## Property Description

Connells are delighted to offer the opportunity to acquire this beautifully presented four bedroom family home, situated in the popular area on 'Newbold On Avon' on Merynton Close. Merynton Close in brief comprises of; entrance hall, downstairs cloakroom, spacious lounge/diner with bi-folding doors to the garden, kitchen, four generous bedrooms with en suite to master, and family bathroom. Externally, there is a front lawn and lovely rear garden, and allocated off road parking to the front. This property also benefits from gas central heating and double glazing throughout.

Merynton Close is within walking distance to local shops and amenities, The Newbold Crown Pub, local chip shop, bus routes and lovely dog walks. Newbold also offers excellent travel links with being a 5 minute drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is close to 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. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

### Entrance

A welcoming entrance hall featuring stairs rising to the first floor landing and access doors to downstairs reception rooms.

### Downstairs Cloakroom

Low level WC and sink.

### Lounge/Diner

20' x 15' 4" ( 6.10m x 4.67m )

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

### Kitchen

10' 8" x 8' 5" ( 3.25m x 2.57m )

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.

### First Floor Landing

First floor landing with a storage cupboard and access to first floor rooms.

## Bedroom One

11' 10" x 10' 10" ( 3.61m x 3.30m )

The master bedroom is on the first floor and features a built in wardrobe and window to the rear aspect.

## En Suite

En suite off bedroom one with double walk in shower, low level WC and sink.

## Bedroom Three

11' x 8' 5" ( 3.35m x 2.57m )

Bedroom three is on the first floor featuring space for wardrobe and window to the front aspect.

## Family Bathroom

Family bathroom on the first floor, with built in bath and shower, low level WC, sink and window to the front aspect.

## Second Floor Landing

Second floor landing with access to second floor rooms.

## Bedroom Two

11' 7" x 10' 9" ( 3.53m x 3.28m )

Bedroom two is on the second floor and features space for a wardrobe, built in storage cupboard and window to the front aspect.

## Bedroom Four

9' x 8' ( 2.74m x 2.44m )

Bedroom floor is on the second floor and features space for a wardrobe and Velux window to the rear aspect.

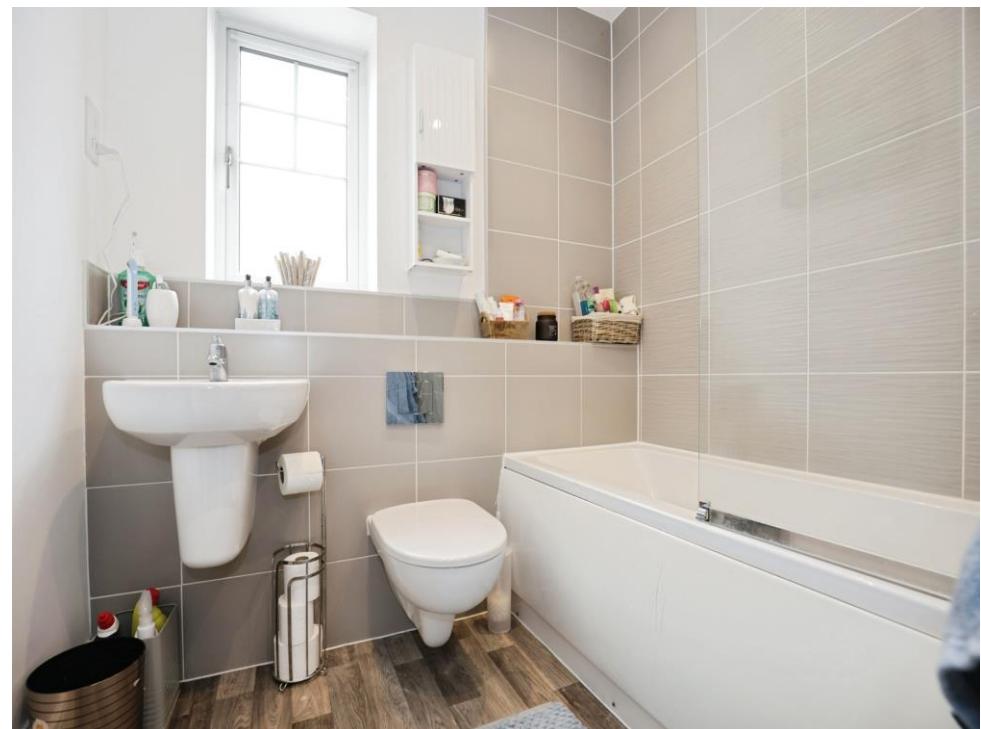
## Rear Of Property

A private landscaped rear garden, laid to lawn with patio area, and a storage shed.

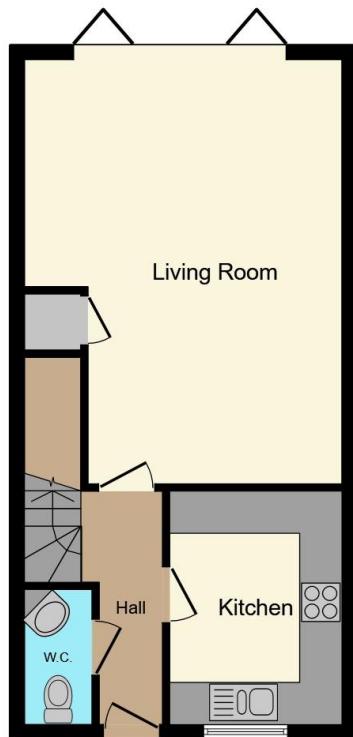
## Parking

The property comes with allocated off road parking for approximately two to three vehicles.





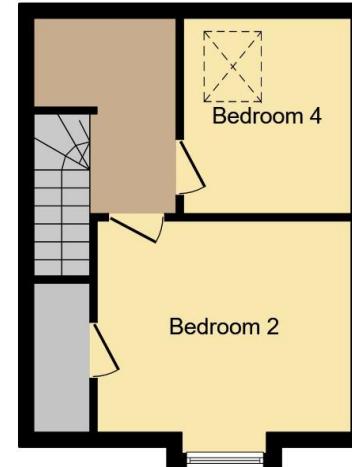




**Ground Floor**



**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 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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25 Regent Street  
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EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

**[view this property online \[connells.co.uk/Property/RBY107194\]\(http://www.connells.co.uk/Property/RBY107194\)](http://www.connells.co.uk/Property/RBY107194)**



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