



EDWARD KNIGHT
ESTATE AGENTS

5 WILSON CLOSE, RUGBY, WARWICKSHIRE, CV22 7SU

£425,000





PROPERTY DESCRIPTION

Edward Knight are proud to present this beautifully arranged four- bedroom detached home tucked away in a quiet cul- de- sac within a highly sought- after residential area. Offering generous living space across two floors and a well- balanced layout ideal for modern family living, this property combines comfort, practicality, and a welcoming feel throughout.

LOCATION

Wilson Close is well placed for local amenities, schooling, and transport links, with easy access to Rugby town centre, major road networks, and nearby green spaces. The area is popular with families and professionals seeking a quiet yet convenient location.

DESCRIPTION

Ground Floor

The entrance hall opens into a bright and spacious living room positioned at the front of the home, offering a warm and inviting setting for everyday relaxation. To the rear, the kitchen and dining room sit side- by- side, forming a sociable and practical hub ideal for family life and entertaining. The kitchen is finished to a high standard, featuring a double- fan Aga cooker, fully polished quartz worktops, integrated dishwasher and fridge aswells a Quooker instant- boil tap.

A separate utility room provides additional storage and appliance space, while the impressive garden room spans the width of the property at the rear - a superb year- round living area with views over the garden, perfect as a second sitting room, playroom, or home office. The property also comes protected with a full key fob and remote



alarm system

The ground floor also includes an integrated garage, offering secure parking or further storage options.

First Floor

Upstairs, the property offers four well- proportioned bedrooms, including a generous principal bedroom with access to a dressing room, providing excellent wardrobe and storage space. Two bathrooms serve the first floor - a main family bathroom and an ensuite to the principal bedroom - ensuring convenience for busy households.

Outside

The rear garden is accessed via the garden room and provides a private outdoor retreat with space for seating, planting, and family enjoyment. Its cul- de- sac position ensures a peaceful setting with minimal passing traffic. The property also benefits from outside water tap points and electricity points to both the front and rear.



GROUND FLOOR

HALLWAY

LOUNGE

16' 08" x 11' 10" (5.08m x 3.61m)

SUN ROOM

7' 09" x 19' 11" (2.36m x 6.07m)

KITCHEN

9' 01" x 13' 01" (2.77m x 3.99m)

UTILITY

8' 06" x 7' 01" (2.59m x 2.16m)

FIRST FLOOR

BEDROOM 1

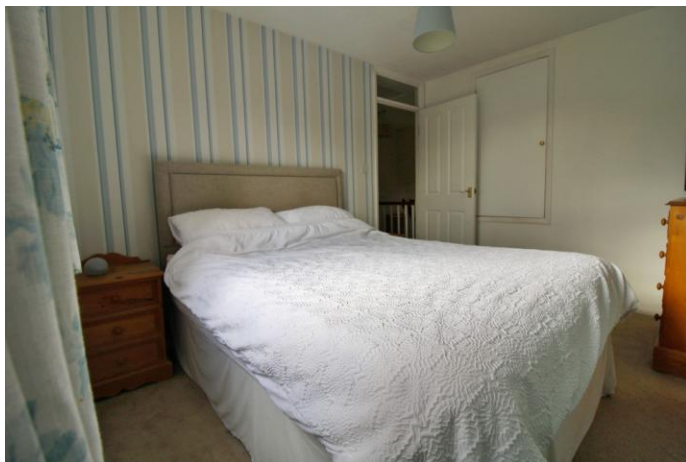
11' 02" x 8' 06" (3.4m x 2.59m)

DRESSING ROOM

8' 05" x 7' 07" (2.57m x 2.31m)







ENSUITE TO MASTER

BEDROOM 2

8' 01" x 13' 07" (2.46m x 4.14m)

BEDROOM 3

11' 04" x 6' 04" (3.45m x 1.93m)

BEDROOM 4

8' x 5' 11" (2.44m x 1.8m)

FAMILY BATHROOM

5' 02" x 8' 01" (1.57m x 2.46m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		