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Vermilion Way,
Asking Price £704,995

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Vermilion Way, , Rugby

Welcome to this stunning new build detached house located on Vermilion Way in the desirable Ashlawn Gardens area of Rugby. This impressive property, completed in 2026, offers a generous living space of 2,293 square feet, making it an ideal family home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and inviting atmosphere, perfect for both family gatherings and quiet evenings at home. With five well-proportioned bedrooms, there is plenty of room for everyone, ensuring comfort and privacy for all family members.

The property boasts three modern bathrooms, which are designed with contemporary fixtures and fittings, catering to the needs of a busy household. Each bathroom offers a stylish and functional space, enhancing the overall appeal of the home.

Outside, the property features parking for up to four vehicles, providing convenience for families with multiple cars or guests. The new build status ensures that you will benefit from the latest in construction standards and energy efficiency, making this home not only beautiful but also practical.

Situated in a sought-after location, this property is perfect for those looking to enjoy the tranquillity of suburban living while still being close to local amenities and transport links. This exceptional home is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this remarkable property your own.

Double Garage & Driveway

Including EV Charger

Dining Room 11'6" x 9'8" (3.53m x 2.97m)

Hall 14'0" x 8'9" (4.29m x 2.69m)

Kitchen / Family / Breakfast 23'3" x 12'4" (7.09m x 3.76m)

Including fitted appliances - Fridge Freezer, Dishwasher, Oven, Gas Hob & Extractor

Lounge 16'6" x 14'0" (5.05m x 4.27m)

Stairs



Study Downstairs 11'8" x 8'2" (3.58m x 2.51m)

Utility 8'2" x 5'4" (2.49m x 1.65m)

WC 5'4" x 3'4" (1.65m x 1.02m)

Bathroom 8'9" x 10'0" (2.69m x 3.05m)

Bedroom One 16'6" x 14'0" (5.05m x 4.27m)

Bedroom Four 14'0" x 12'7" (4.29m x 3.84m)

Bedroom Five 14'6" x 11'6" (4.42m x 3.51m)

Dressing Room 9'8" x 7'4" (2.97m x 2.24m)

En-Suite One 9'8" x 8'2" (2.97m x 2.49m)

Landing

Stairs to Second Floor

Bathroom Two 11'8" x 5'8" (3.56m x 1.73m)

Bedroom Two

Bedroom Three 20'8" x 14'2" (6.32m x 4.32m)

Landing to Second Floor

Litchfield

The largest home on the development, the Lichfield is an ideal family home. Downstairs you'll find your open-plan kitchen with a utility room, a separate dining room, a study and a spacious lounge.

Upstairs across two floors, there are five double bedrooms, an en-suite and dressing area to the main bedroom and a dual-access bathroom on the top floor.

Call 01788 550800 or email sales@complete247.co.uk



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

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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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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