



EDWARD KNIGHT  
ESTATE AGENTS

3 VIADUCT CLOSE, CLIFTON LINKS, RUGBY, CV21 3FD

£324,950





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fantastic, extended three-bedroom detached family home, superbly positioned on the ever-popular Clifton Links development and enjoying an enviable outlook directly opposite Rugby Golf Course.

Occupying a generous plot and set back on a private strip of road, the property offers well-maintained and spacious accommodation ideally suited to modern family living. The internal layout comprises a welcoming entrance hall with a convenient ground floor guest WC, a living room featuring a contemporary fireplace, a well-appointed kitchen dining room providing an excellent space for family life and entertaining, and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor use, together with a brick-built single garage and a driveway providing off-road parking. This attractive home combines a sought-after location with generous living space and represents an excellent opportunity for purchasers looking for a quality detached property in a highly regarded residential area.

## PROPERTY LOCATION

Viaduct Close is pleasantly positioned within the sought-after Clifton Links area of Rugby, a quiet cul-de-sac setting offering both convenience and a sense of privacy. The property is situated very close to Rugby Golf Club and is ideally placed for commuters, with excellent access to the M1 and M6 motorway networks. Rugby Railway Station is also nearby, providing a fast and frequent service to London Euston in approximately 50 minutes. Elliotts Field Shopping Centre is within easy reach and offers a wide range of major retail outlets, supermarkets, restaurants, and leisure facilities. The property further benefits from being within the catchment area for the highly regarded Clifton CofE Junior School, which holds an Outstanding Ofsted rating.





**ENTRANCE HALL**

7' 2" x 3' 0" (2.18m x 0.91m)

**W.C.**

6' 4" x 2' 8" (1.93m x 0.81m)

**LOUNGE**

15' 5" x 14' 4" reducing to 11' 6" (4.7m x 4.37m)

**KITCHEN/DINING ROOM**

14' 4" x 8' 3" (4.37m x 2.51m)

**CONSERVATORY**

14' 5" x 9' 7" (4.39m x 2.92m)

**LANDING**

8' 3" x 5' 7" (2.51m x 1.7m)

**BEDROOM ONE**

13' 4" x 8' 4" (4.06m x 2.54m)

**BEDROOM TWO**

10' 6" x 8' 2" (3.2m x 2.49m)

**BEDROOM THREE**

6' 8" x 5' 7" (2.03m x 1.7m)

**BATHROOM**

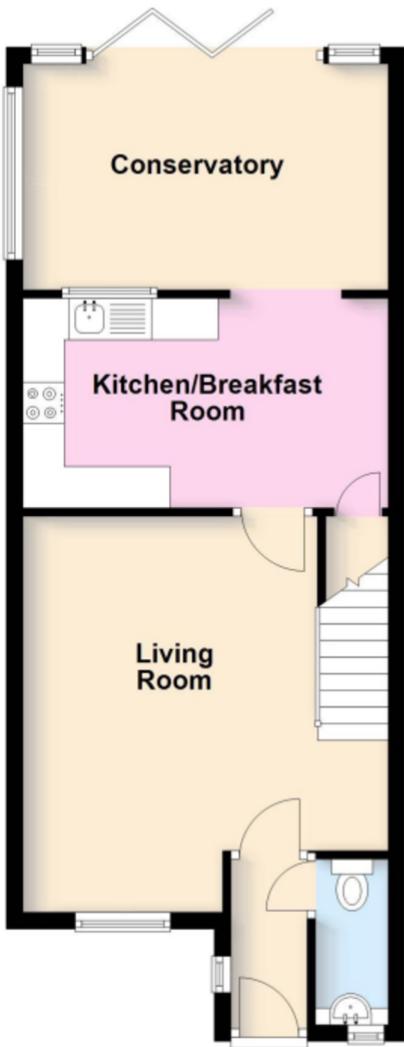
5' 9" x 5' 6" (1.75m x 1.68m)

**GARAGE**

17' 8" x 8' 6" (5.38m x 2.59m)

## Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)

