HR ESTATE AGENTS

4 Bedrooms	House - Detached
Offers Over	£450,000
Located in	Rugby



Calvestone Road

Rugby | | CV22 7FQ



HR Estate Agents are delighted to offer for sale this beautifully presented four-bedroom detached family home, available with no onward chain. Finished to a fantastic standard throughout, this spacious property is ready for its new owners to move straight in and enjoy.

The ground floor offers a welcoming entrance hallway leading through to a modern open-plan kitchen and dining area, providing a fantastic space for everyday family living and entertaining. The kitchen benefits from integrated appliances, including a fridge freezer and dishwasher, while French doors open into the conservatory, creating an additional bright and versatile living space overlooking the garden. There is also a cosy separate lounge, ideal for relaxing in the evenings, along with a convenient downstairs W/C.

Upstairs, the property continues to impress with four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the second bedroom also features built-in wardrobes. A beautifully finished family bathroom serves the remaining bedrooms.

Outside, the property enjoys a generous rear garden, offering plenty of space for children to play, summer barbecues or simply relaxing outdoors. A fantastic addition is the purpose-built garden office, which is fully insulated and benefits from electricity, making it ideal for anyone working from home or looking for a separate hobby space.

To the front, a spacious driveway provides off-road parking for up to four vehicles, alongside a detached garage offering further parking or storage.

Calvestone Road

£450,000 Freehold

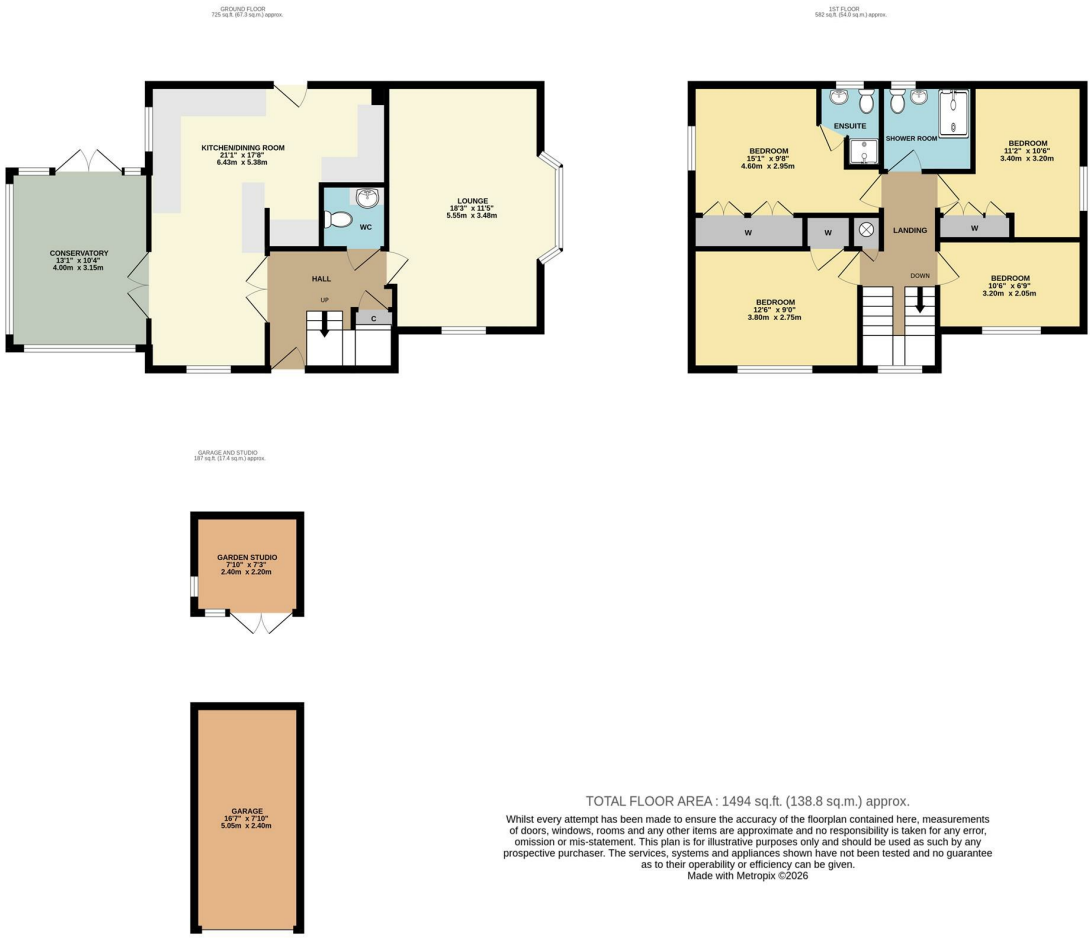








- Beautifully Presented Four-Bedroom Detached Family Home
- Modern Open-Plan Kitchen/Dining Area With Integrated Appliances
- Principal Bedroom With En-Suite & Fitted Wardrobes
- Driveway Parking For Four Cars & Detached Garage
- Offered For Sale With No Onward Chain
- Spacious Lounge, Conservatory & Downstairs W/C
- Generous Rear Garden With Fully Insulated Garden Office



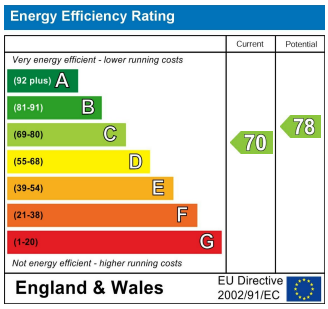
TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band D

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Number Three Siskin Drive
Coventry
CV3 4FJ

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