

**7 Merttens Drive  
Town Centre  
RUGBY  
CV22 7AH**

**Guide Price £475,000**



- **FOUR BEDROOMS**
- **ENSUITE FACILITIES**
- **EXTENDED**
- **DOUBLE GARAGE**

- **DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **DESIRABLE LOCATION**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A rare opportunity to purchase this extended four bedroom detached family home located close to Rugby town centre on the very desirable Merttens Drive. The property is offered with no onward chain. In brief the accommodaton comprises; entrance hall, lounge/study, dining room, fitted kitchen, utility room, and ground floor cloakroom. To the first floor there are four bedrooms, and ensuite shower room, and a family bathroom. Externally to the front there is off road parking and a double garage. To the rear is an enclosed garden.

Ideally situated with easy access to Rugby town centre and the region's central motorway networks, including the M6, M1 and M45. Rugby Railway Station is also just a few minutes away and offers a regular high speed rail link to London Euston and Birmingham. There are shopping facilities in the town centre and at Elliots Field and Junction One retail parks, along with a multi-screen cinema, restaurants and a gymnasium/health club. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

### **Accommodation Comprises**

Entry via glazed hardwood entrance door into:

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Doors off to kitchen, lounge, garage, and w.c.

#### **Lounge / Study**

##### **Lounge Area**

17'8" x 11'9" (5.40m x 3.60m)

Patio doors opening to rear garden. Brick fire place. Open through to:

##### **Study Area**

11'5" x 9'10" (3.50m x 3.01m)

Double doors to dining room Door to kitchen.

#### **Dining Room**

14'9" x 9'10" (4.51m x 3.01m)

Window to rear. Window to side. Radiator.

#### **Kitchen**

15'5" x 8'10" (4.70m x 2.70m)

Fitted with a range of base and wall mounted units with work surface space. Stainless steel sink and drainer unit with mixer tap. Gas hob with extractor over. Electric double oven. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Window to rear. Door to rear. Door to:

#### **Utility Room**

8'2" x 6'6" (2.50m x 2.00m)

Base and eye level units. Stainless steel sink and drainer unit with mixer tap. Space and plumbing for a washing machine and tumble dryer. Space for a fridge/freezer. Radiator. Window to front.

#### **Ground Floor W.C.**

Low level w.c. Pedestal wash hand basin. Radiator.

#### **First Floor Landing**

Access to loft space. Airing cupboard. Radiator. Window to front. Doors off to bedrooms and bathroom.

**Bedroom One**

16'5" x 13'2" (5.01m x 4.02m)

Window to front. Radiator.

**Bedroom Two**

11'9" x 11'5" (3.60m x 3.50m)

Window to rear. Built in triple wardrobe. Radiator. Door to:

**Ensuite Shower Room**

With suite to comprise; shower cubicle, pedestal wash hand basin, and low level w.c. Radiator.

Window to side elevation..

**Bedroom Three**

15'5" x 7'10" (4.70m x 2.40m)

Window to rear. Radiator.

**Bedroom Four**

11'5" x 8'6" (3.50m x 2.61m)

Window to rear. Built in wardrobe. Radiator.

**Bathroom**

With suite to comprise; panelled bath, pedestal wash hand basin, bidet, and low level w.c. Radiator. Window to front elevation.

**Front Garden**

Block paved driveway providing off road parking and leading to garage and front entrance door. Gated access to rear garden. Hedging and shrub borders to side boundaries.

**Garage**

16'5" x 16'5" (5.02m x 5.01m)

Two up and over style doors. Window to side. Power and lighting. Wall mounted electric boiler.

**Rear Garden**

Mainly laid to lawn with patio area and a range of mature, shrubs and trees. Enclosed by timber fencing.

**Agents Note**

Council Tax Band: F

Enerby Efficiency Rating: D











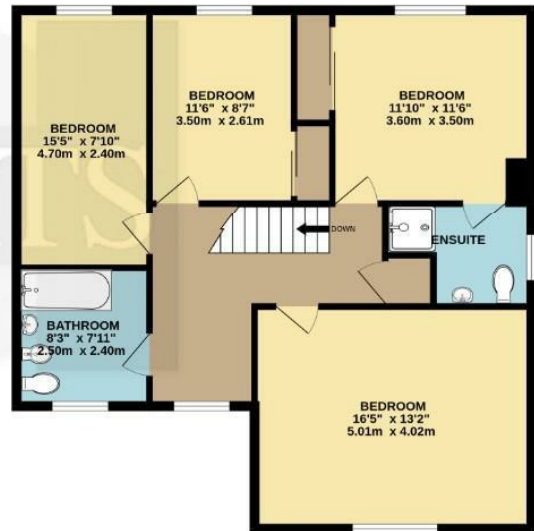




GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.8 sq.m.) approx.

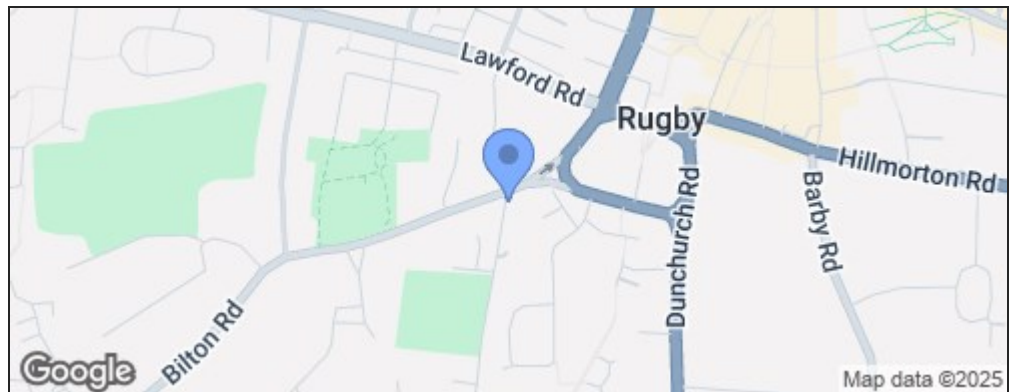


TOTAL FLOOR AREA: 1872 sq.ft. (173.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.