



18 Avonmere

NEWBOLD, RUGBY, CV21 1EB

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a beautiful family home with space for entertaining guests, for children to play, superb local schools, Rugby's retail parks and Rugby Train Station all on its doorstep then look no further than this stunning home!

Property at a glance

Freehold Detached Family Home

Four Spacious Bedrooms

Quiet Cul-De-Sac Location

Double Garage And Spacious Driveway

Enormous Living Room With Log Burner

Spacious Corner Plot

Beautifully Manicured Front & Rear Gardens

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance





It's a pleasure to introduce you to this beautifully presented detached family home which is located at the end of a very quiet cul-de-sac in Newbold. This beautifully presented detached family home is located on a large corner plot and offers four bedrooms, three bathrooms, a very private rear garden and driveway parking for at least four cars with room for two more in the detached double garage, totalling parking for six cars.

The substantial rear garden wraps all the way around the property and behind and to the side of the detached double garage so it's very spacious! To the side of the house is an enchanting pergola with decking underfoot which provides a very private space for alfresco dining or entertaining family and friends. The rear garden also benefits from having a very spacious patio which offers a wealth of space for summer time barbeques with nearby sconces for atmospheric night-time lighting. The generous rear garden is bordered by impressively large trees and shrubs that provide privacy and an incredibly serene feel, as though you're in your own private kingdom! The rear garden offers an external tap, a fitted clothes line, external plug sockets, outdoor lighting and CCTV for added security.

This beautifully presented family home is in an ideal location with Rugby Railway Station, Junction One and Elliott's Field Retail parks, the Riverside Academy and the Avon Valley School And Performing Arts College all just a few minutes' walk away, it couldn't be more centrally located!

In addition to this, this property also benefits from having beautiful Warwickshire countryside on it's doorstep with Newbold Quarry Country Park, the Oxford Canal Walk and Swift Valley Country Park all close by, perfect for walking the dog!



The Seller's View

"The living room has a calm and elegant feel with plenty of natural light which is why it is our favourite place to unwind as a family."

"What we like most about the property itself was that it neighbours a nature reserve which is great for taking the dogs out for a walk! Our home has the benefit of not being overlooked at all, so it is very private. There's also the fact that it was built on a large corner plot which we've enjoyed in the warm summer weather."

"What we've liked most about living here is the lovely community here in Newbold. People regularly say hello to us as we walk down the street and the junior school and local shops are all within walking distance."



"Our favourite room – The Living Room"

Directions

Heading East on the M6, at junction 1 take the A426 exit to Rugby/Lutterworth. At the roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit onto Leicester Road/A426. At Kipling Roundabout, take the 3rd exit onto Brownsover Road. Turn left onto Newbold Road/B4112. Turn left onto Avonmere. Turn right to stay on Avonmere. Turn left to stay on Avonmere. Turn right to stay on Avonmere. 18 Avonmere, Rugby, CV21 1EB will be on the right.

Services

Main water, gas and electric and broadband

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - E

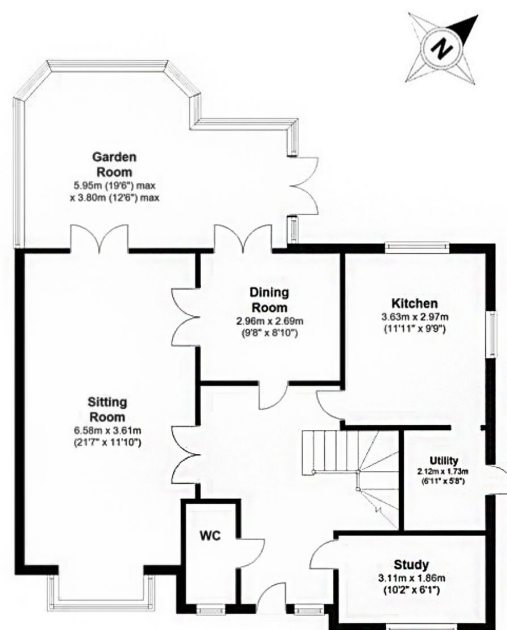
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
Henry@ThePropertyExperts.co.uk

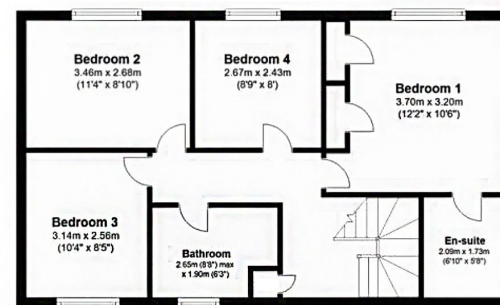
Amenities/Distances

Town Centre 1.6 miles
Primary Schools 0.2 miles
Train Station 1.6 miles
Motorway links 2.7 miles
Airport 26.9 miles
Nearest City 14.3 miles
Bus Stop 0.2 miles
University 13.5 miles
Hospital 2.2 miles

Avonmere, Rugby, CV21

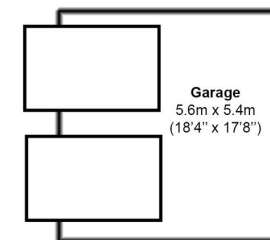


Ground Floor



First Floor

Total approximate area of house - 168 sq.m. / 1808 sq.ft.



Not To Scale - For Identification Only

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (84+)	
B (69-83)	
C (54-68)	
D (39-53)	
E (21-38)	
F (9-20)	
G (1-8)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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