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Juniper Way, Eden Park
Asking Price £335,000

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Juniper Way, Eden Park, Rugby

Welcome to this delightful three-bedroom detached house located on Juniper Way in Rugby. This modern property offers a perfect blend of contemporary living and comfort. As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests. The heart of the home is undoubtedly the expansive kitchen diner, which is designed to accommodate family meals and social gatherings. This area is filled with natural light, creating a warm and welcoming space for culinary adventures. The property also features an en suite bathroom, providing added convenience and privacy for the master bedroom.

In addition to the two further well-proportioned bedrooms, the house boasts a downstairs WC, making it practical for both residents and visitors. The detached garage offers ample storage space, while the driveway provides parking for up to three vehicles, ensuring that you and your guests will never be short of parking options. This property is ideal for families or professionals seeking a modern home in a desirable location. With its thoughtful design and ample space, it is sure to meet all your needs. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall

Entered via glazed door. Storage cupboard

Cloakroom

Low flush WC. Wash hand basin. Radiator. Window to side.

Lounge 14'11" x 10'7" (4.56 x 3.23)

Radiator. Window to front.



Kitchen / Dining Room 19'7" x 9'5" (5.98 x 2.89)

An array of base units and drawers. Built in electric fan assisted oven. Electric hob with extractor above. Built in dishwasher. Building fridge / freezer. Wall mounted gas central heating boiler which serves domestic hot water and radiators throughout. Eye level units. Radiator. Tiled flooring. Window to rear.

Dining Area.

Tiled flooring. Radiator. Doors to rear garden.

First Floor Landing

Access to loft. Airing cupboard. Linen cupboard.

Bedroom One 10'6" x 8'9" (3.22 x 2.69)

Radiator. Window to front.

En Suite

Low flush WC. Wash hand basin. Glazed shower enclosure. Radiator. Extractor. Window to front.

Bedroom Two 11'0" x 7'10" (3.37 x 2.39)

Radiator. Window to rear.

Bedroom Three 10'7" x 8'3" (3.24 x 2.52)

Radiator. Window to rear.

Bathroom

Low flush WC. Wash hand basin. Panelled Bath. Radiator. Window to side.

Garage

Singlae garage with up and over door. Loft storage space. Drive with off road parking for two vehicles.

Rear Garden

Paved and gravel patio with log retaining wall. Wrought iron fencing incorporating the lawned area.



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



Total floor area: 86.3 sq.m. (929 sq.ft.)

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			95
(81-91) B		84	
(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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