



**Connells**

Skelhorn Avenue  
RUGBY



### Property Description

\*\*\*MUST SEE IMMACULATE FAMILY HOME\*\*\*

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, four bedroom detached home on Skelhorn Avenue in Rugby. Built by Taylor Wimpey, Skelhorn Avenue in brief comprises of; entrance hall, downstairs cloakroom, spacious lounge/diner, kitchen, four generous bedrooms with en suite to master, and family bathroom. Externally, there is a lovely rear garden. The property also has an integrated single garage, and allocated off road parking for three to four vehicles. This property also benefits from gas central heating and double glazing.

Situated on the popular Rocherbie Heights development which is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Eden Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing!

## Entrance Hall

A welcoming and spacious entrance hall with tiled flooring, stairs rising to the first floor landing with understair storage space and a built in storage cupboard.

## Downstairs Cloakroom

With low level WC and sink.

## Lounge

23' 8" Maximum x 11' Maximum ( 7.21m Maximum x 3.35m Maximum )

A spacious open plan lounge/diner featuring double doors leading to the rear garden and window to the rear aspect.

## Kitchen

11' 2" x 8' 1" ( 3.40m x 2.46m )

Modern fitted kitchen featuring a range of wall and mount base units, spotlights and window to the front aspect. Integrated appliances are to include; oven with four ring gas hob and extractor fan, sink & drain, fridge freezer, dish washer, and washing machine/tumble dryer.

## Landing

First floor landing featuring built in storage cupboard and loft hatch providing loft access.

## Bedroom One

15' x 13' 3" ( 4.57m x 4.04m )

Spacious master bedroom featuring space for wardrobe and window to the front aspect.

## En Suite

En suite off master bedroom with double walk in shower, low level WC, sink and heated towel rail.

## Bedroom Two

13' 5" x 8' 4" ( 4.09m x 2.54m )

Featuring space for wardrobe, built in storage cupboard and window to the front aspect.

## Bedroom Three

10' 8" x 7' 5" ( 3.25m x 2.26m )

Featuring space for wardrobe and window to the rear aspect.

## Bedroom Four

9' 1" x 8' 8" ( 2.77m x 2.64m )

Featuring space for wardrobe and window to the rear aspect.

## Family Bathroom

Main bathroom with built in bath and shower, low level WC, sink, heated towel rail and frosted window to the rear aspect.

## Rear Of Property

A well maintained two level garden with patio and lawn area.

## Garage

16' 6" x 8' 2" ( 5.03m x 2.49m )

Integrated single garage which has fantastic potential to be converted into a second reception room. The garage has an up and over door plus light and power.

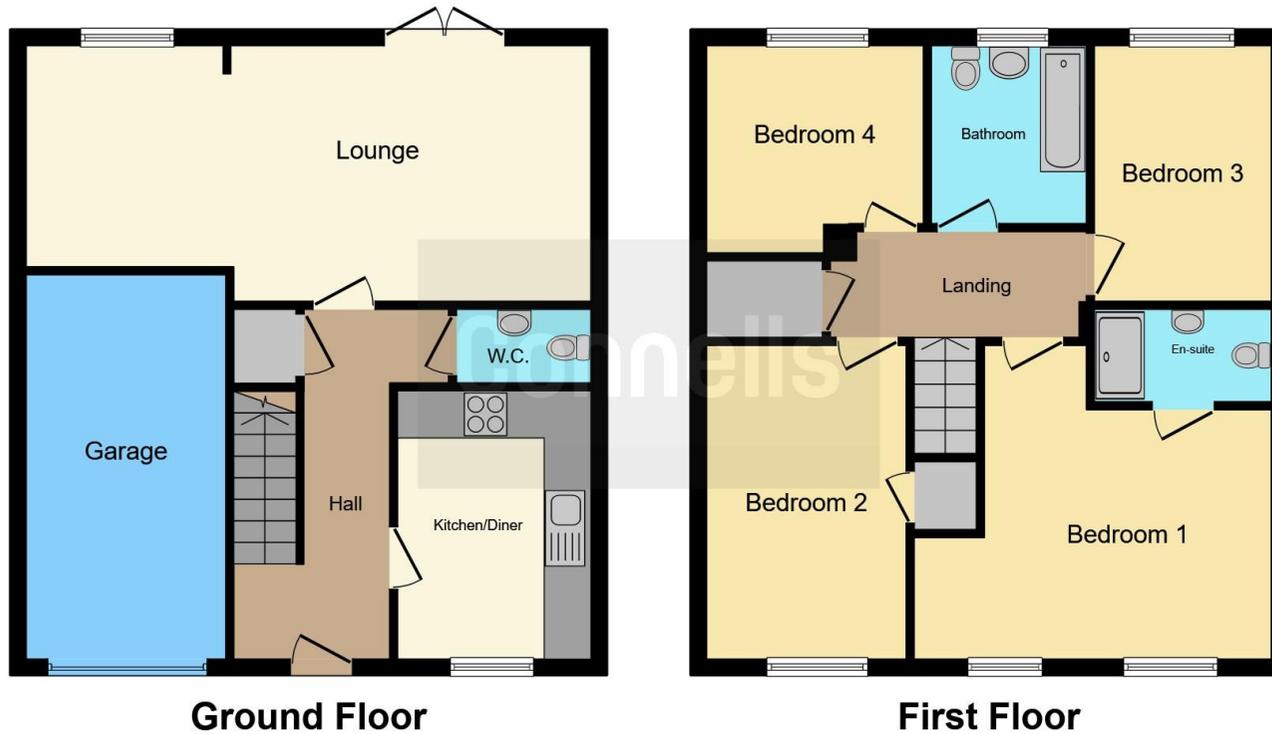
## Parking

The property has an integrated single garage, and allocated off road parking for approximately three to four vehicles.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107489](http://connells.co.uk/Property/RBY107489)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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