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Hawthorn Close, Eden Park
Offers in the region of £265,000

complete 
ESTATE AGENTS

Hawthorn Close, Eden Park, Rugby

Welcome to this charming end-of-terrace property in the desirable Hawthorn Close, Rugby. This modern property, built in 2016, boasts a spacious living space, perfect for a growing family or those looking for a comfortable home. As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing or entertaining guests. The property features three lovely bedrooms, offering plenty of space for a peaceful night's sleep or a cozy study area. One of the highlights of this home is the en suite bathroom, providing added convenience and privacy for the lucky occupants. Additionally, the downstairs WC adds a practical touch to this already impressive property. Parking will never be an issue with the two designated parking spaces with a carport, ensuring you always have a secure vehicle spot. Parking will be a breeze whether you have guests over or a growing family. Located in a modern development, this property offers a comfortable and contemporary living experience. With its convenient location and thoughtful design, this house in Hawthorn Close is a fantastic opportunity for anyone settling in a welcoming community.

Don't miss out on the chance to make this house your home sweet home in Rugby. Contact us today to arrange a viewing and experience the charm of this lovely property for yourself.

Entrance Hall

Stairs to first floor, storage cupboard, doors to all ground floor rooms and radiator.

Downstairs WC

Low level wc, wash hand basin, tiling to splash back areas, radiator and double glazed window to side.

Lounge 15'3" x 10'7" (4.66 x 3.23)

Two double glazed windows to front and side aspect and radiator.



Modern Kitchen/Dining Area 7'11" x 15'0" (2.43 x 4.58)

Having a modern kitchen with base, drawer and wall units with worktops over, one and a half sink with drainer, integral electric hob and oven with overhead extractor unit, space and plumbing for washing machine and dishwasher, splash back areas, double glazed french doors to garden and double glazed window to the rear.

Landing

Loft hatch, airing cupboard and doors to all rooms.

Master Bedroom 9'1" x 8'9" to wardrobe (2.77 x 2.69 to wardrobe)

Built-in wardrobes.Radiator. Window to rear.

Ensuite Shower Room

Low level wc, wash hand basin, shower cubicle with electric shower unit, tiling to splash back areas, heated towel rail and double glazed window to side.

Bedroom Two 8'3" x 10'6" (2.52 x 3.22)

Double glazed window and radiator

Bedroom Three 6'9" x 10'7" (2.07 x 3.25)

Double glazed window to side and radiator.

Modern Family Bathroom

Low level wc, wash hand basin, panelled bath with shower attachment, heated towel rail, tiling to splash back areas, laminate flooring and double glazed window to side.

Rear Garden

Patio area, laid to lawn, fencing to all sides with part brick wall enclosure, shed to rear, established shrubs and borders and gate leading to rear access.

Car Port in Block

Archway leading to parking for up to two cars.



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

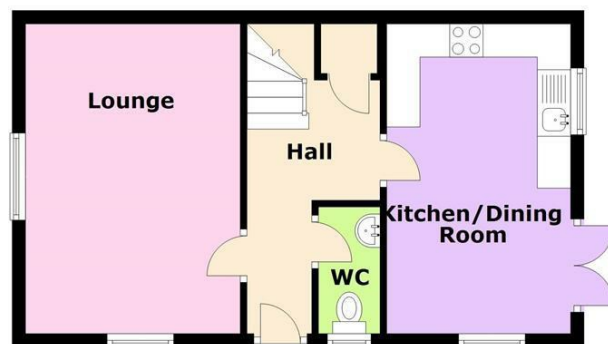
borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (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 | | 98 |
| (81-91) B | 87 | |
| (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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