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# Hawthorn Close, Eden Park

**Offers in the region of £260,000**

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# Hawthorn Close, Eden Park, Rugby

Complete Estate Agents are proud to introduce this modern semi-detached house, in the charming area of Hawthorn Close, Eden Park, Rugby. Built in 2016, the property spans an impressive 829 square feet, providing ample space for both relaxation and entertaining.

Upon entering, you are welcomed into a well-appointed reception room, perfect for family gatherings or quiet evenings. The house boasts three generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, the two bathrooms provide modern facilities, catering to the needs of a busy household.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind.

The location in Eden Park is particularly appealing, offering a friendly community atmosphere while being close to local amenities and transport links. This makes it an ideal choice for families or professionals seeking a comfortable home in a vibrant area.

In summary, this semi-detached house on Hawthorn Close is a fantastic opportunity for those looking for a modern, spacious home in Rugby. With its thoughtful design and practical features, it is sure to meet the needs of a variety of buyers. Do not miss the chance to make this lovely property your own.

## 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.

Please note, the car port is leasehold and subject to a peppercorn rent of just £1.00 per annum.

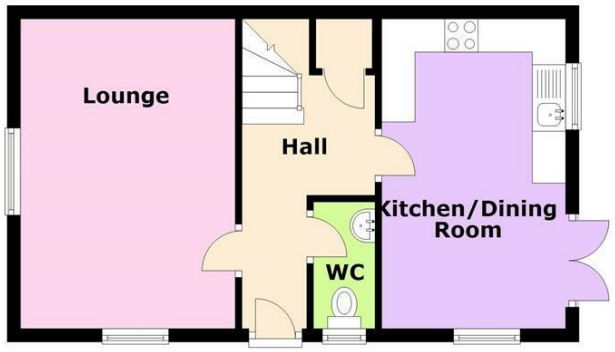
## About Rugby

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.

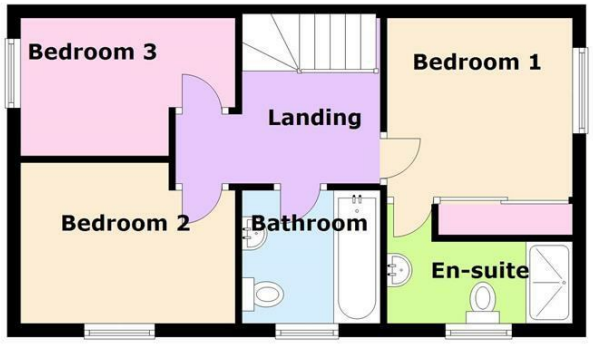
## Rugby Borough Council

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

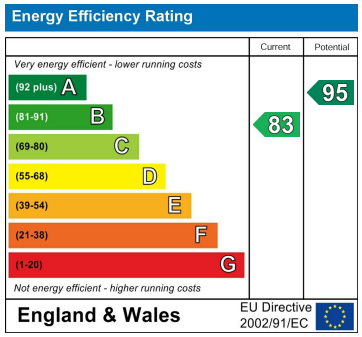
## Ground Floor

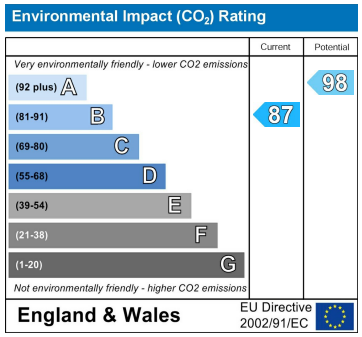



## First Floor




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.




Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

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