



Scan me to get a **detailed property report & valuation** on your house!



Prussian Close, Ashlawn Gardens
Asking Price £719,995

complete ● ● ●
ESTATE AGENTS

Prussian Close, Ashlawn Gardens, Rugby

Welcome to this stunning new build detached house located in the desirable Prussian Close, Ashlawn Gardens, Rugby. This impressive property, completed in 2026, offers a generous living space of 2,361 square feet, making it an ideal family home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. With five well-proportioned bedrooms, there is plenty of room for everyone, ensuring comfort and privacy for all family members.

The property boasts three modern bathrooms, which are designed with contemporary fixtures and fittings, catering to the needs of a busy household. Each bathroom offers a stylish and functional space, enhancing the overall appeal of this remarkable home.

In addition to its spacious interior, this property also features parking for up to four vehicles, providing convenience for families with multiple cars or guests. The new build status ensures that you will benefit from modern construction standards and energy efficiency, making this home not only beautiful but also practical.

Situated in a sought-after area, this house is perfect for those looking to enjoy a peaceful residential environment while still being close to local amenities and transport links. This property truly represents a wonderful opportunity for anyone seeking a modern family home in Rugby. Do not miss the chance to make this exceptional house your new home.

Dining Room 13'6" x 9'1" (4.14m x 2.77m)

Kitchen / Family 20'11" x 16'7" (6.40m x 5.08m)

Lounge 22'8" x 11'6" (6.93m x 3.51m)

Utility 6'3" x 6'3" (1.93m x 1.93m)

Bathroom 8'9" x 6'11" (2.67m x 2.11m)

Bedroom One 21'1" x 14'0" (6.43m x 4.27m)

Bedroom Three 15'8" x 9'3" (4.78m x 2.84m)

Bedroom Four 12'2" x 8'9" (3.73m x 2.69m)

Bedroom Five 12'2" x 9'1" (3.73m x 2.79m)

Ensuite One 8'2" x 7'3" (2.51m x 2.21m)



Bedroom Two 19'1" x 17'10" (5.84m x 5.44m)

Den 21'7" x 9'6" (6.60m x 2.92m)

Ensuite Two 7'6" x 4'7" (2.29m x 1.42m)

Double Garage & Parking

Garden

The Morton

The Moreton is a large family home. Downstairs there's your dining room, spacious bay-fronted lounge and your open-plan kitchen with French doors to your garden.

Upstairs, there are five double bedrooms across two floors, with the main bedroom featuring a dressing area and en suite. The top floor is a must-see with a further bedroom having its own en suite and walk-in wardrobe or cosy den.

Call 01788 550800 or email sales@complete247.co.uk to arrange a viewing

About The Area

A fantastic location

Rugby town centre is just a 10 minutes' drive and offers a wealth of high street shops, independent boutiques, supermarkets, restaurants and eateries.

For a great day out, why not visit Caldecott Park or walk along the Hillmorton Locks

[Click here to see our other developments in and around Rugby](#)

Essentials on your doorstep

The M1, M6, M45 & A5 are close by, linking you to a wide range of cities and towns, including Leicester, Birmingham, Hinckley, Tamworth and Milton Keynes.

For families, there are a number of very popular local schooling options, including the 'Outstanding' Hillmorton Primary School.

Rugby Train Station offers direct trains to London in less than an hour and Birmingham in 40 minutes.

Rugby Borough Council



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



Total floor area: 165.2 sq.m. (1,778 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		
(81-91) B		
(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.

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

complete ● ● ●
ESTATE AGENTS