

Projects Drive, Technology Drive

Asking Price £370,000

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Projects Drive, Technology Drive, Rugby

Projects Drive, Rugby, this impressive four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an expansive 1,658 square feet, this property is ideal for families seeking space and versatility.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen flows seamlessly into a delightful conservatory, providing a bright and airy space to relax and enjoy the garden views.

The property boasts three generously sized bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. Additionally, a dedicated study offers a quiet retreat for those who work from home or require a space for personal projects.

For leisure and entertainment, the cinema room doubles as a gym, catering to both fitness enthusiasts and film lovers alike. With two modern bathrooms, there is ample space for family and guests.

This exceptional home on Projects Drive is not just a property; it is a lifestyle choice, offering comfort, space, and a prime location in Rugby. Do not miss the opportunity to make this house your new home.

Entrance Hall
Doors to dining room, lounge, kitchen/diner, study, downstairs WC and stairs to first floor.

Lounge 14'9 x 13'6 (4.50m x 4.11m)
uPVC French doors with full-height glazed side panels, opening to the rear garden.

Dining Room 10'7 x 9'7 (3.23m x 2.92m)
uPVC double glazed window to front.

Study 9'10 x 9'7 (3.00m x 2.92m)
uPVC double glazed window to front.





Kitchen / Breakfast Room 22'1 x 7'8 (6.73m x 2.34m)

Fitted kitchen comprising a range of wall and base units with complementary work surfaces, inset stainless-steel sink and drainer with mixer tap, integrated electric oven with gas hob and extractor over with tiled splashbacks.

Cloakroom

Conservatory 11'7 x 8'7 (3.53m x 2.62m)

uPVC double glazed conservatory, with views over the garden. With entrance into the cinema room.

Cinema Room 22'1 x 7'8 (6.73m x 2.34m)

First Floor Landing

Doors to all bedrooms, family bathroom and storage cupboard.

Bedroom One 11' x 9'10 (3.35m x 3.00m)

En Suite

Bedroom Two 14'1 x 10'10 (4.29m x 3.30m)

uPVC double glazed window to front.

Jack And Gill En Suite

Access from both bedroom two and bedroom 3. Radiator, hand wash basin, low level WC and shower cubicle, with a uPVC double glazed window to the side.

Bedroom Three 12'11 x 11'4 (3.94m x 3.45m)

uPVC double glazed window to front.

Bedroom Four 9'7 x 8'10 (2.92m x 2.69m)

uPVC double glazed window to rear.

Bathroom

uPVC double glazed window to the side. Low level WC, radiator, hand wash basin and panelled bath with shower above.

Store Room

Garden







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



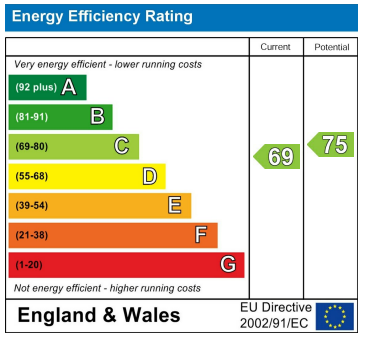


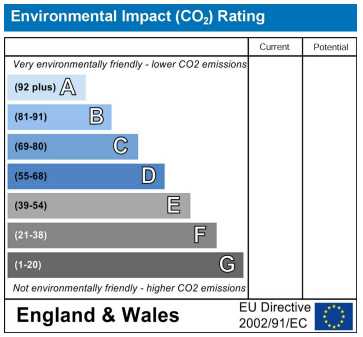




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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