Connells

Shamrock Close
RUGBY

Shamrock Close
RUGBY CV21 1WA

for sale offers in the region of
£335,000

Property Description

Connells are delighted to bring to market the opportunity to acquire this immaculate and spacious three bedroom detached home on Shamrock Close in Eden Park, Rugby. Built by Bloor Homes, this beautiful move-in-ready home is well positioned within a desirable quiet cul de sac. In brief, the property comprises of; entrance hall, downstairs cloakroom, family lounge, modern open plan kitchen/diner, three bedrooms with an en suite to the master, and family bathroom. Externally, there is a well maintained garden, plus allocated off road parking for approximately two vehicles. This property also benefits from gas central heating and double glazing throughout.

Shamrock Close is situated on the popular Eden Park 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 today!

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and a built in storage cupboard.

Downstairs Cloakroom

With low level WC and sink.

Lounge

A light and airy family lounge featuring windows to the front and side aspect.

Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount base units, with integrated appliances including an oven with four gas hob and extractor fan, fridge freezer, dish washer and sink & drain. There is additional appliance space for a washing machine. The room also features tiled splashbacks, double doors which lead to the lovely garden, plus windows to the front and side aspect.

Landing

First floor landing with a built-in storage cupboard and loft hatch providing loft access.

Bedroom One

Master bedroom featuring built in wardrobes with sliding doors and window to the side aspect.

En Suite

A fully tiled en suite off the master bedroom with a double walk in shower, low level WC, sink and frosted window to the front aspect.

Bedroom Two

Featuring space for a wardrobe and windows to the front and side aspect.

Bedroom Three

Featuring space for a wardrobe and window to the side aspect.

Bathroom

A fully tiled family bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the front aspect.

Parking

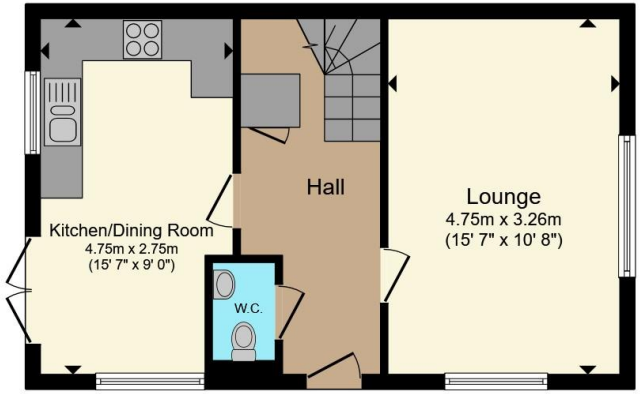
This property comes with allocated off road sparking to the side aspect for approximately two vehicles.

Garden

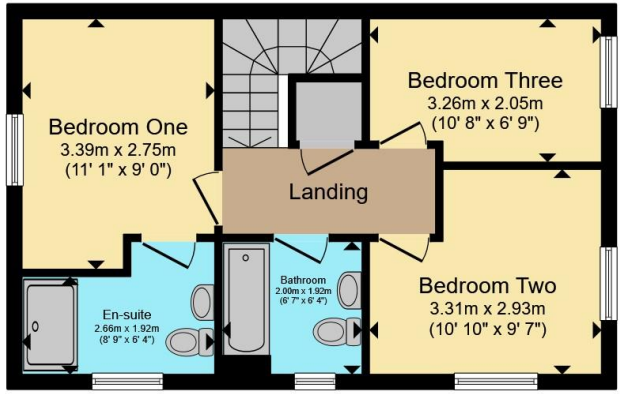
A low maintenance and peaceful side garden, laid to lawn with a newly laid patio area. There is also a storage shed, an outside tap, and a side gate for accessibility.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 83.9 m² (903 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: A

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108172

The Property Ombudsman

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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.

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