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Aspen Road  
RUGBY





### Property Description

Connells are delighted to bring to market this beautifully presented, impressive, three bedroom detached home on Aspen Road in Eden Park, Rugby. In brief, Aspen Road comprises of; entrance hall, downstairs cloakroom, family lounge, modern open plan kitchen/diner, three generous bedrooms with en suite to master, and family bathroom. Externally, there is a well maintained rear garden, allocated off road parking for approximately two vehicles, plus a single garage. This property also benefits from new upgraded flooring throughout, gas central heating and double glazing throughout.

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 on this must see home!



## Entrance

Open canopy porch and main door leading to a welcoming entrance hall with stairs rising to the first floor landing and window to the front aspect.

## Downstairs Cloakroom

Storage area/downstairs cloakroom with low level WC, sink and a built in storage cupboard.

## Lounge

Spacious lounge with window to the rear aspect.

## Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount base units, double doors leading to the rear garden and window to the front aspect. Integrated appliances are to include; double oven with four hobs and extractor fan, fridge freezer, dish washer, and sink & drain. There is also additional space for a washing machine or tumble dryer.

## Landing

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

## Bedroom One

Spacious master bedroom featuring built in wardrobes with sliding doors, and window to the rear aspect.

## En Suite

En suite to the master bedroom with a double walk in shower, low level WC and sink.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink and frosted window to the front aspect.

## Rear Garden

A low maintenance private garden laid to lawn with patio area, a new pergola area, and side accessibility.

## Garage

Single garage with light and power & an up and over door.

## Parking

This property comes with allocated off road parking for approximately two vehicles.

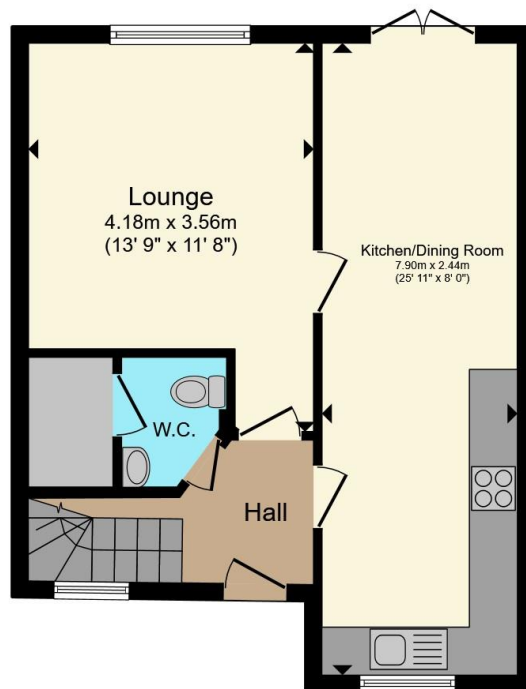




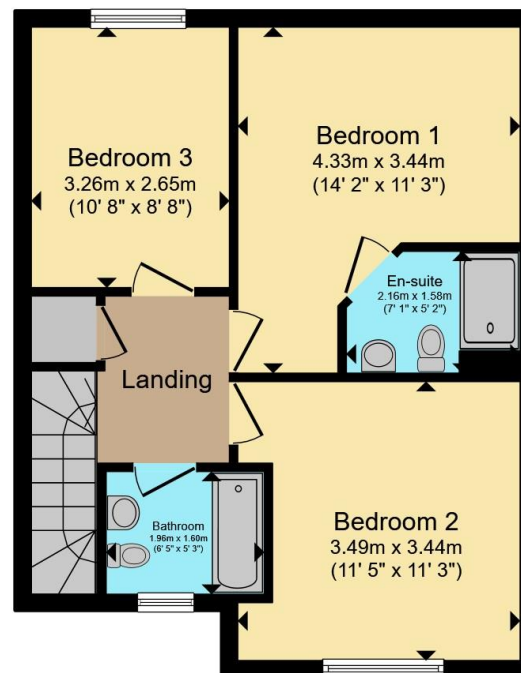








**Ground Floor**



**First Floor**

Total floor area 90.1 m<sup>2</sup> (970 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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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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