



95 Pytchley Road

Rugby, CV22 5NG

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Beautifully presented semi-detached home featuring an extended kitchen, landscaped garden and parking in a popular Rugby setting, ideal for modern living.

- Semi-detached property combining period charm with modern additions across two reception rooms and three bedrooms
- Open-plan kitchen/dining room with shaker cabinetry, gas hob, double oven, built-in dresser and French doors to the garden
- Landscaped rear garden featuring a lawn, raised decking, pergola and a versatile timber garden room/shed
- Block-paved driveway with gated side access providing generous off-street parking
- Well-established residential location in Rugby, close to amenities, schooling and transport links, and ideally positioned beside the picturesque Great Central Walk.

This tastefully extended semi-detached home combines period charm with modern convenience. A bay-fronted living room with a feature fireplace complements the open-plan kitchen/dining space which opens onto a landscaped garden with a deck and garden room. Three bedrooms share a contemporary bathroom, while the main bedroom enjoys a bay window and fitted wardrobes. Off-street parking and gated side access enhance practicality, and the location offers easy access to local amenities, schools and transport links.

982 sq ft (91.1 sq m)





The kitchen and dining room

At the rear, the open-plan kitchen and dining room provides a practical hub for cooking and entertaining. Shaker-style cabinetry with wooden worktops houses a gas hob and double oven, while a dresser with glazed doors offers display storage. An area for dining sits beside French doors to the garden, and the layout flows into the adjoining living space through a wide opening.







The living room

Designed for everyday living and entertaining, the living room features a broad bay window and a classic fireplace with a gas fire. A doorway links to the hallway, giving the room a natural flow.



The hallway

Welcoming you into the home, the generous hallway sets the tone for this property. An archway beyond the front door leads to a wide hall with stairs rising to the first floor and a useful under-stairs cupboard. It gives access to the reception rooms and kitchen.



The primary bedroom

As a generous principal bedroom, this peaceful space benefits from a bay window fitted with blinds and built-in wardrobes with double doors. Its proportion allows for a double bed and additional furniture, while the room overlooks the front of the property. A door returns to the landing for easy access to the bathroom and other bedrooms.



The second bedroom

The second bedroom is another double room with a large window overlooking the rear. On the opposite side of the room, there is a bespoke fitted wardrobe which also houses the boiler, providing useful built-in storage. The room comfortably accommodates additional bedside furniture, while a separate recess offers space for further freestanding wardrobe storage.





The third bedroom

The third bedroom is a versatile space that could serve as a study or nursery. A window overlooks the front of the property and the door opens directly onto the landing, offering flexible space to complement the larger bedrooms.



The bathroom

Serving all bedrooms, the modern bathroom is fitted with a sleek wall-hung basin and concealed-cistern WC. A panelled bath has an overhead shower with a glass screen, and there is a recessed shelf for toiletries. Large neutral tiles line the walls and floor, complemented by a large heated mirror with shaving socket. The room also benefits from electric underfloor heating and an electric towel heater.



The garden

Extending from the kitchen's French doors, the rear garden offers a lawn with stepping stones bordered by hedging and colourful planting. A raised deck and adjoining brick-paved terrace create seating and dining areas, while a pergola adds vertical interest. At the far end, a timber garden room with glazed doors provides space for hobbies or storage.





The driveway and parking

At the front, a generous block-paved driveway offers off-street parking for several vehicles. A timber gate to the side leads through to the rear garden, providing useful secure access.

Location

Rugby is a well-known Warwickshire market town offering a balance of green spaces and urban convenience. The property is positioned within a residential area that enjoys a range of local amenities including shops, cafés and recreational parks. Nearby schools cater for all ages, and there are bus routes and mainline rail services from Rugby station providing access to regional centres. Road links connect to the M1, M6 and A5, making commuting straightforward.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, O2, Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.



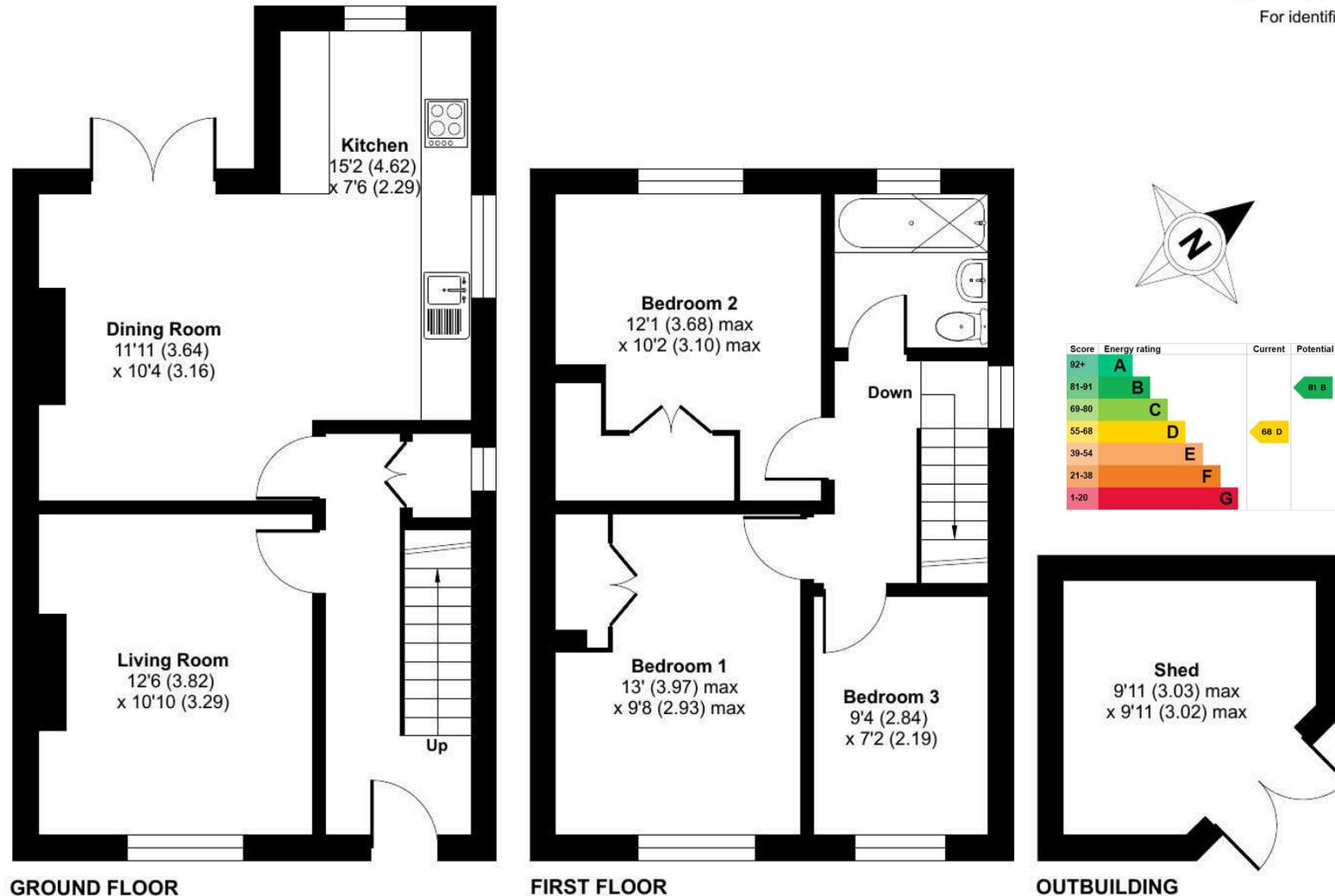
Pytchley Road, Rugby, CV22

Approximate Area = 896 sq ft / 83.2 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 982 sq ft / 91.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1421305



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