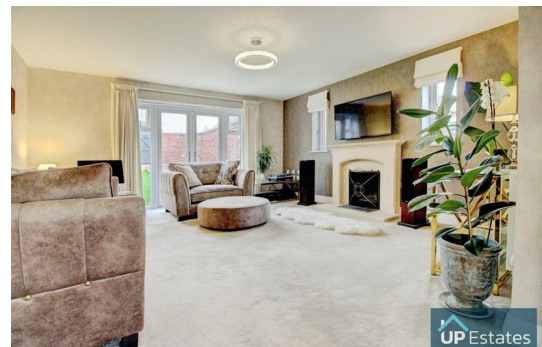
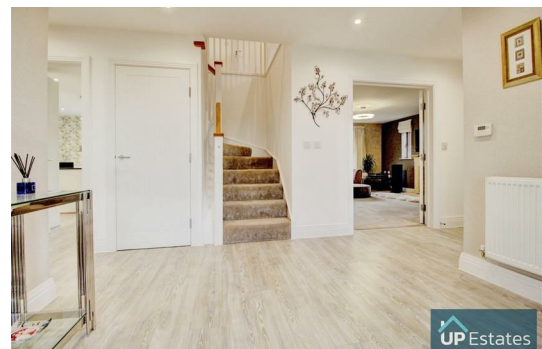




5 Bedroom House - Detached
located on Juniper Way, Rugby
Offers Over £600,000

UP Estates



| EXECUTIVE FIVE-BEDROOM DETACHED HOME | OVERLOOKING
NATURE RESERVE | DOUBLE GARAGE & DRIVEWAY | PRIME EDEN PARK
LOCATION | THREE BATHROOMS, WC & UTILITY | WALK IN WARDROBE
| IMMACULATELY PRESENTED THROUGHOUT |

Situated on a desirable corner plot along Juniper Way in the popular Eden Park development, this stunning double-fronted detached family home enjoys uninterrupted views over an adjoining nature reserve. With spacious accommodation across two floors, tasteful upgrades throughout and an immaculate presentation, this is a perfect move-in ready home for families seeking style, space and tranquillity.

A welcoming entrance hall gives access to a guest WC and multiple reception rooms, offering excellent flexibility. The generous family lounge features a limestone fireplace and French doors opening onto the rear garden. There is a separate family room, plus an additional reception room ideal as a dining room, office or playroom. The heart of the home is the modern open-plan kitchen/diner, fitted with contemporary units, quality appliances (including gas hob, oven, grill, dishwasher, extractor and inset sink) with French doors to the garden, along with a useful utility room off of the hall.

Upstairs boasts five well-proportioned bedrooms. The impressive principal bedroom offers a walk-in wardrobe and a luxury en-suite. Bedroom two also benefits from its own en-suite, while the remaining bedrooms are served by a beautifully appointed four-piece family bathroom.

Externally, the beautifully landscaped rear garden features a paved patio, lawn and brick wall boundaries for privacy. To the side, a generous driveway provides parking for multiple vehicles and leads to a detached double garage.

Eden Park is a well-regarded residential area with easy access to local amenities, schools, retail parks and Rugby town centre. Useful road links to the M1, M6 and A45, along with Rugby train station offering direct routes to London and Birmingham, make it ideal for commuters.

Offers Over £600,000

- EXECUTIVE FIVE-BED DETACHED FAMILY HOME
- SOUGHT-AFTER EDEN PARK LOCATION
- OVERLOOKING OPEN NATURE RESERVE
- SPACIOUS LOUNGE WITH LIMESTONE FIREPLACE
- MODERN OPEN-PLAN KITCHEN/DINER WITH FRENCH DOORS
- THREE RECEPTION ROOMS & UTILITY
- TWO EN-SUITES + FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE & GENEROUS DRIVEWAY
- READY TO MOVE INTO





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

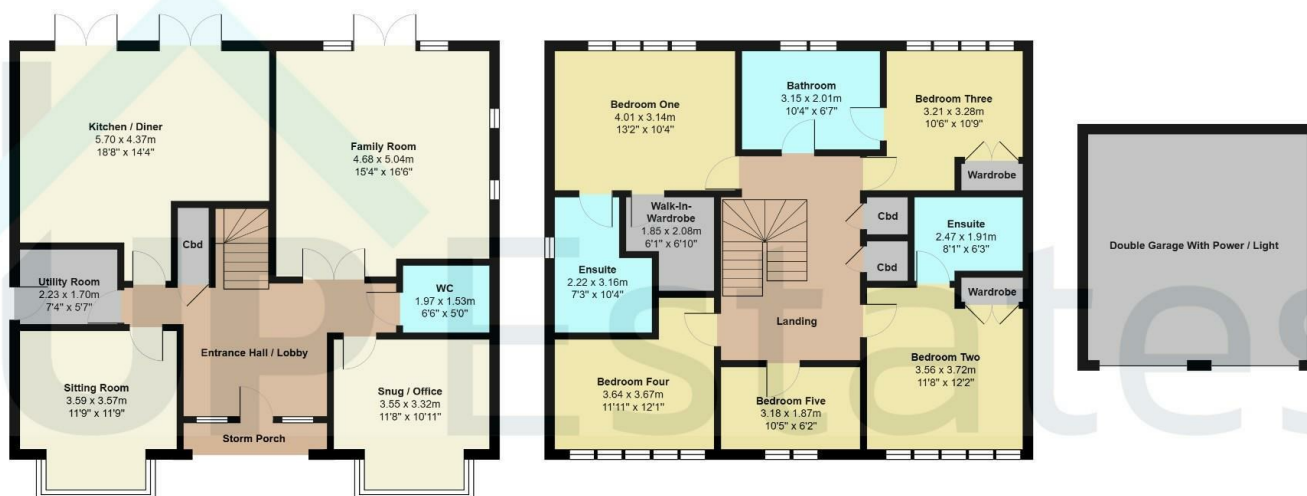
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Juniper Way, Rugby





Total Area: 199.0 m² ... 2142 ft² (excluding double garage with power / light)

All measurements are approximate and for display purposes only

CONTACT

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