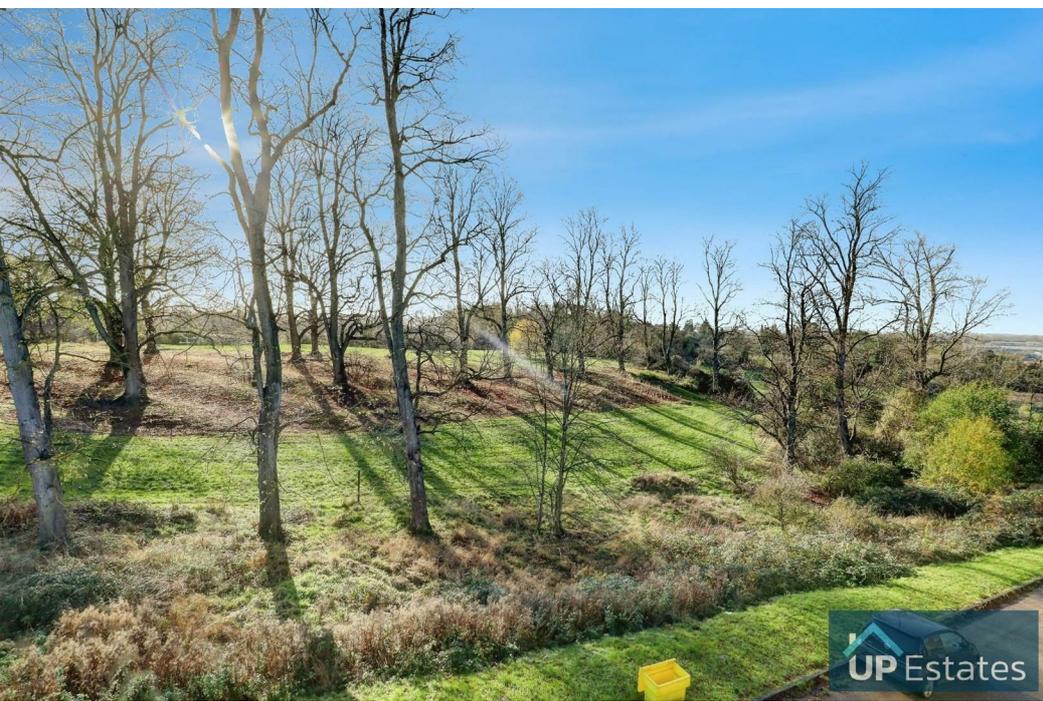




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**5 Bedroom House - Detached**  
**located on Blackthorn Close, Rugby**  
**£500,000**

 UP Estates



## STUNNING FIVE-BEDROOM DETACHED HOME | THREE STOREY LIVING | OPEN VIEWS | NO UPWARD CHAIN

Situated just off Leicester Road in a highly desirable position overlooking green spaces, close to Swift Valley Country Park and within easy reach of Elliot's Field Retail Park, this beautifully presented five-bedroom detached family home offers exceptional space, style, and flexibility across three floors.

The ground floor features a welcoming hallway, a bright lounge with French doors to the rear garden, and an impressive open-plan kitchen/diner with quality fittings, integrated appliances, and a separate utility room. A guest WC completes the ground floor.

On the first floor, the superb primary bedroom benefits from a private dressing room with Juliet balcony and a modern ensuite. Two further bedrooms and a four-piece family bathroom complete this level.

The top floor offers two additional double bedrooms, both with excellent natural light, serviced by a modern shower room — ideal for teenagers, guests, or home-working.

Externally, the property boasts a beautifully landscaped rear garden, complete with lawn, patio areas, pathways, and a charming summer house. To the front, a driveway provides parking and leads to a single garage.

Offered with no upward chain, this home delivers generous family living in a popular residential setting with excellent commuter access.

# £500,000

- NO UPWARD CHAIN
- FIVE-BEDROOM DETACHED HOME
- THREE STOREY LIVING
- OVERLOOKING GREEN SPACES
- STUNNING OPEN-PLAN KITCHEN/DINER
- SEPARATE UTILITY ROOM
- PRIMARY SUITE WITH DRESSING ROOM & ENSUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH SUMMER HOUSE
- POPULAR LOCATION CLOSE TO COUNTRY PARKS & RETAIL AMENITIES





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

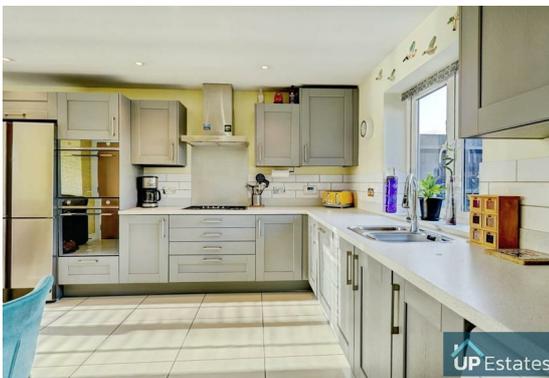
All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

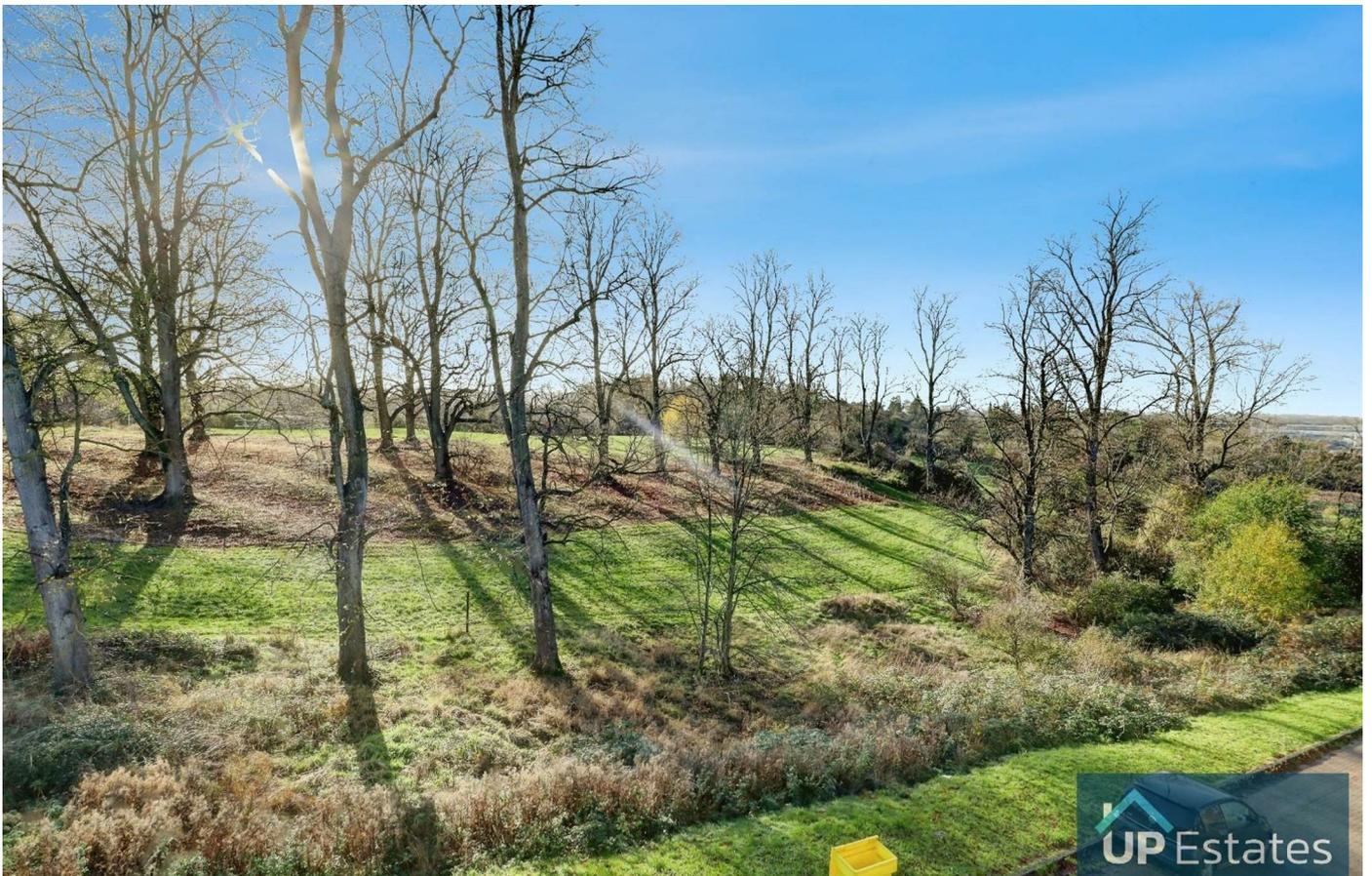
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Blackthorn Close, Rugby





Total Area: 165.4 m<sup>2</sup> ... 1781 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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