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**Spear Thistle Close, Eden Park**  
**Offers Over £250,000**

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ESTATE AGENTS

# Spear Thistle Close, Eden Park, Rugby

Complete Estate Agents are proud to introduce the charming Spear Thistle Close, on Eden Park, Rugby. This delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2024, the property boasts a contemporary design and is ideal for those seeking a stylish yet practical home.

Spanning an impressive 732 square feet, the house features a well-appointed reception room that provides a welcoming space for relaxation and entertaining. The two spacious bedrooms are designed to offer a peaceful retreat, making them perfect for families or individuals alike. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

Located in a desirable area, this home is surrounded by local amenities, schools, and parks, making it an excellent choice for families and professionals. The modern construction ensures energy efficiency and low maintenance, allowing you to enjoy your home without the hassle of extensive upkeep. In summary, this semi-detached house in Eden Park is a fantastic opportunity for anyone looking to settle in a vibrant community. With its contemporary features, spacious layout, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

## Entrance Hall:

### Living Room: 13'8" x 11'9" (4.17 x 3.60)

Radiator. Storage cupboard. Herringbone wood effect flooring. Window to front.

### Kitchen/Dining Area: 9'10" x 11'5" (3.01 x 3.48)

Fully fitted kitchen with illuminated granite worktops. Built in dishwasher. Gas hob with extractor above. Electric fan assisted oven. Built in fridge / Freezer. Eye level units. Herringbone wood effect flooring. French doors to garden

### Utility Space: 5'6" x 3'5" (1.70 x 1.05)

Plumbing for an automatic washing machine. Door to

## Cloakroom

Low flush WC. Wash hand basin. Extractor fan. Radiator.



## First floor landing

Access to loft. Doors to

## Bedroom One 7'10" x 9'4" (2.40 x 2.87)

Radiator. Built in wardrobes. Window to rear. Door to

## En Suite

Low flush WC. Wash hand basin. Glazed door with fully tiled shower enclosure with fitted shower. Radiator. Extractor. Window to rear.

## Bedroom Two 10'3" x 15'1" (3.13 x 4.60)

Storage cupboard. Radiator. Window to front.

## Family Bathroom:

Low flush WC. Wash hand basin with storage under. Panelled bath with glazed screen and fitted shower over. Radiator. Window to rear.

## Parking:

Allocated parking for two cars

## Rear Garden:

## Description

Complete Estate Agents are delighted to welcome to market this immaculately presented two bedroom semi-detached family home situated in the highly sought after residential location of Eden Park. There are a range of amenities available with the immediate area to include local shops and stores, Elliott's Field and Junction One retail parks, supermarkets and there is excellent local schooling for all ages. The property is ideally situated for commuters with easy access to the surrounding M1, M6, A5 and A14 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.



## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

## Parking

Two parking spaces. EV Charger.



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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