



4 Crimson Close, Rugby, Warwickshire, CV22 5EW

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV22 5EW

Guide Price: £360,000

Situated in the sought after Ashlawn Gardens, Rugby a beautifully presented three bedroom detached property sitting on a corner plot, with a private enclosed walled garden in a quiet cul de sac location. The property benefits from an open plan kitchen/diner, en-suite to the master bedroom and an electric vehicle charging point.

Features

- Sought after location
- Beautifully presented
- Three bedroom detached property
- Walled garden
- Modern kitchen/diner
- Dual aspect sitting room, kitchen , master and bedroom 2
- Master bedroom with en-suite shower room
- 7 years builder's warranty
- Modern family bathroom
- Electric charging point
- Energy Rating-B



Location

Rugby offers a large selection of shops, bars, and restaurants, as well as leisure facilities and public parks. Primary schooling is available at Paddox School and English Martyrs RC School with state funded secondary and grammar schooling is available at Ashlawn School, Rugby High School for Girls and Lawrence Sheriff. There is also an excellent choice of independent schooling nearby including Crescent School, Bilton Grange Preparatory School, and, of course, the world renowned Rugby School. The property is well placed for the commuter with easy access to major road networks, including M1, M45, M6, A45, and A14. Rugby Station also offers a frequent high speed rail service to London Euston which takes just under 50 minutes.



Ground Floor

A light and spacious entrance hall greets you as you enter the property, with stairs rising to the first floor and doors leading to the ground floor rooms. Karndean herringbone flooring flows through the entrance hall into the kitchen/diner, which is fitted with a comprehensive range of grey shaker style built-in units, incorporating numerous cupboards and drawers, with complementing worksurfaces and contemporary tiling to the splash back areas. Fitted appliances include an electric oven and a four-ring gas hob and extractor over, with integrated appliances to include a fridge/freezer, dishwasher and washing machine. There are double doors which open from the kitchen out to the rear garden. A spacious sitting room with panelling to the rear wall has plenty of natural light owing to the dual aspect windows which overlook the green space. The modern ground floor cloakroom, with a modern white suite completes the ground floor accommodation.



First Floor

Three bedrooms to the first floor, with bedroom one and two benefitting from double wardrobes. The master bedroom is fitted with an en-suite shower room comprising of a shower cubicle with sliding glass doors, wash hand basin, WC and tiling to water sensitive areas. The family bathroom completes the first floor accommodation and is fitted with a modern white suite comprising of a bath with glass shower screen and shower over, wash hand basin and WC. There is also a built in loft ladder with platform to access loft.

Outside

The property is situated on a corner plot in a quiet cul de sac location. A paved pathway to the front door with borders either side have been thoughtfully planted with herbaceous perennials. The enclosed rear garden is mainly laid to lawn with a paved patio area and a gate opening onto the driveway parking to the rear.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

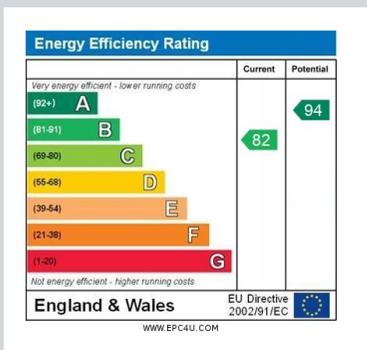
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

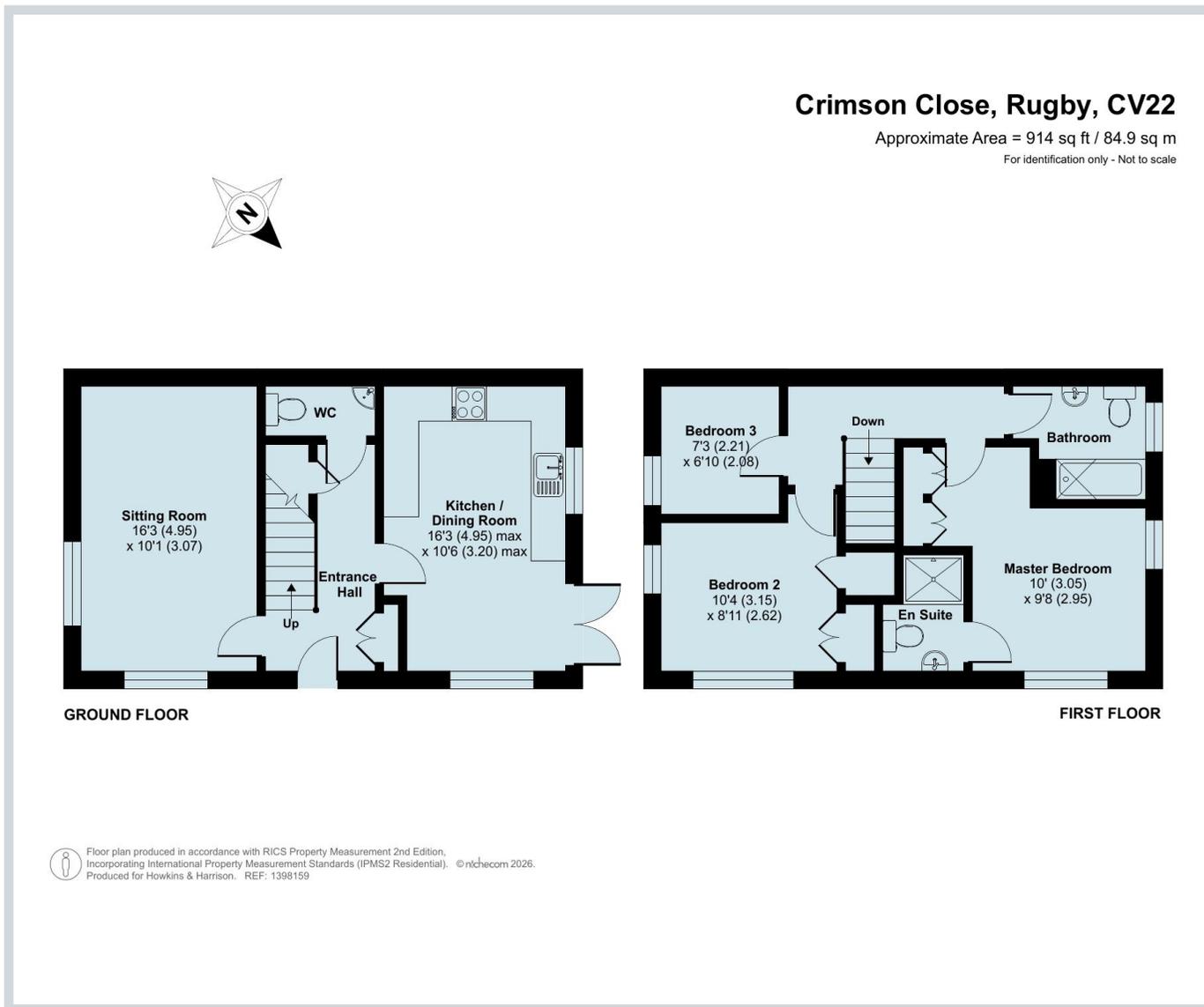
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – D



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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