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Academy Drive,
Asking Price £440,000

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Academy Drive, , Rugby

Complete Estate Agents are proud to introduce this impressive four-bedroom detached home, situated in the desirable area of Academy Drive, Rugby.

Built in 2018 and offering approximately 1,195 sq. ft. of well-designed accommodation, this modern property provides an ideal setting for family life. The house also benefits from approximately two years remaining on the NHBC warranty, offering additional peace of mind to the new owners.

Upon entering, you are welcomed into a spacious reception room, creating a comfortable and inviting space for relaxing or entertaining. The property features four well-proportioned bedrooms and three bathrooms, including en-suite facilities, providing practicality, privacy and convenience for the whole household.

The modern kitchen is thoughtfully designed to meet the demands of contemporary living, while the open-plan layout allows for a natural flow between the living areas.

Externally, the property benefits from parking for two vehicles. Academy Drive is ideally positioned for access to a range of local amenities, including schools, parks, shops and transport links, making this an excellent choice for families.

This attractive detached home combines modern accommodation, a convenient location and the reassurance of a remaining NHBC warranty.

Early viewing is highly recommended.

Front

Entrance/Hallway

Lounge

Kitchen/Diner

A room that is neatly defined into two separate areas of kitchen and dining with a useful breakfast bar providing a natural definition between the two spaces. The kitchen itself comprises a range of base and eye level units. There are a range of fitted Neff appliances which include a combination oven, Fridge/Freezer, electric oven, five ring gas hob with extractor fan over and dishwasher. There are dual aspect windows to both front and side elevation and double opening doors to the side elevation, giving access to the garden.



Utility Room

With a range of base and eye level units that have a complementary worktop over. The utility room provides space and plumbing for a washing machine and tumble dryer.

WC

With a low-level flush WC and wash hand basin. There is tiling to the splash back area and a tiled floor.

Landing

Bedroom One

Fitted wardrobe

Bedroom Two

Fitted wardrobe

Bedroom Three

Fitted wardrobe

Master Bedroom

A good size double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a double fitted wardrobe and an ensuite.

Ensuite

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls and floor are fully tiled, there is a frosted window to the side elevation and a wall mounted heated towel rail.

Master Bathroom

With a suite that comprises a low-level flush WC, wash hand basin and shower over bath. Within the bathroom the walls are fully tiled and there is a wall mounted heated towel rail.

Rear Garden

With access to garage

Garage & Parking

The garage has a manual up and over door to the front elevation and benefits from having light and power connected.



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



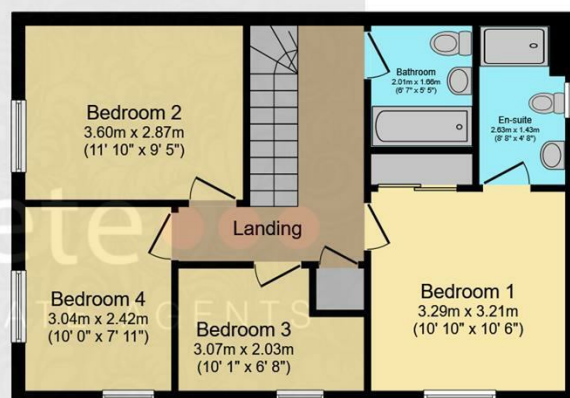
borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

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



Ground Floor



First Floor

Total floor area: 107.1 sq.m. (1,153 sq.ft.)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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