



2 Technology Drive, Rugby, Warwickshire, CV21 1FE

HOWKINS &  
HARRISON

2 Technology Drive, Rugby,  
Warwickshire, CV21 1FE

Guide Price: £350,000

A well-presented four-bedroom semi-detached home, offering spacious and versatile accommodation arranged over three floors. Ideally positioned within this popular residential area, the property is conveniently located within walking distance of Rugby railway station and two retail parks, while Rugby town centre is also within easy reach. Further benefits include a single garage and off-road parking, making this an ideal home for buyers seeking well proportioned living space in a highly convenient location.

### Features

- Conveniently situated close to Rugby railway station and the town centre
- Versatile living accommodation over three floors
- Popular residential area
- Four bedrooms
- Master with en-suite
- Spacious sitting room
- Kitchen/dining room
- Utility room and downstairs cloakroom
- Enclosed rear garden
- Single garage and additional off-road parking



## Location

Technology Drive is a popular residential area of Rugby, ideally located within walking distance of Rugby town centre and Rugby railway station, ideal for the commuter. The property is also in walking distance to local amenities found on Boughton Road. The Oxford Canal and the Swift Valley Nature Reserve can be found close by and provide lovely waterside walks and picnic sites. Nearby schooling is provided by Boughton Leigh Infants and Junior schools which share a campus, as well as St Andrews Benn C of E School, Northlands Primary School and Brownsover Community Infants School. Clifton upon Dunsmore C of E Primary School is approximately one mile away and is also within catchment. Further state funded and independent schooling can be found at nearby Rugby town or a short bus journey away, which includes Lawrence Sheriff School for boys and Rugby High School for girls, academies, as well as a number of independent schools. Rugby town offers a wide selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. Elliott's Field and Junction One retail parks are also within walking distance of the property. The property is well positioned with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



## Ground Floor

From under a covered storm canopy, the property opens into a welcoming entrance hall, with stairs rising to the first floor and a door leading to the light and airy sitting room, which has a large box bay window to the front aspect. This spacious room flows seamlessly into the kitchen/dining room which has ample space for a table and chairs. French doors provide plenty of natural light and open out onto the rear garden. The kitchen area has tiling to the floor and is fitted with a range of white high gloss base and eye level kitchen units incorporating numerous cupboards and drawers. Fitted appliances include an electric oven and a gas hob with extractor hood above. There is space for an American fridge/freezer and dishwasher. Double doors lead to a useful utility

room where there is plumbing and space for further white goods beyond which is an inner lobby, with door leading to the outside and a further door to a downstairs cloakroom, fitted with wash hand basin and WC.

## First and Second Floors

To the first floor there are three well-proportioned bedrooms, an airing cupboard and the family bathroom. Bedroom three is located to the front aspect and features a box bay window and benefits from built-in wardrobes. Bedrooms two and four are located to the rear enjoying views over the garden. The second floor is occupied by the master suite which includes its own en-suite shower room comprising a double shower enclosure, wash hand

basin and WC, further benefitting from a dressing area with built-in wardrobes. A window to the front and Velux sky lights to the rear flood the room with plenty of light.

## Outside

To the front, the property is enclosed by wrought iron railings with a wrought iron gate opening onto a pathway which leads to the front entrance. To the side is a gravelled area and mature planting. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with a paved patio area providing an ideal space for al fresco dining and entertaining. A gate to the rear of the garden provides access to a single garage, directly in front of which is further parking.

## Viewing

Strictly by prior appointment via the selling agents Howkins and 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

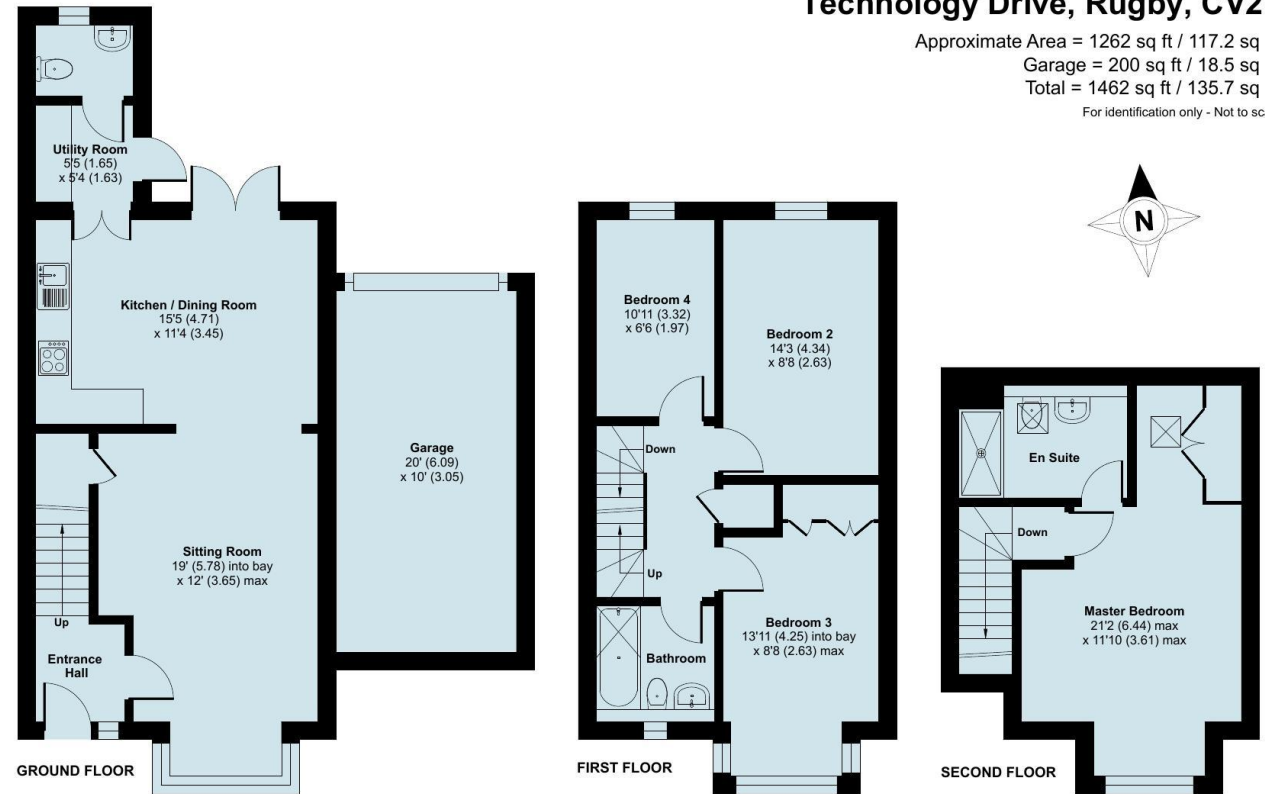
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (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                     |         |           |

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## Howkins & Harrison

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