



Batt Close, Rugby, CV23 0YA



GUILD HOUSE
Estate Agents



Guild House Estate Agents are proud to offer to the market this fabulous detached property. Built by Messrs Taylor Wimpey Homes in 2017. This immaculate three bedroom home occupies a quiet corner position on the Rochberie Heights development on the North side of Rugby. Ideally situated for easy access to M1/M6/A14 motorway links as well as being within walking distance of the Elliotts Field and Junction One retail parks and all of the excellent retail and leisure facilities they offer. Rugby train station is just over a mile away where there is a regular 50 minute service into London Euston.

This gorgeous detached property is beautifully presented boasting stylish and spacious accommodation throughout to comprise: entrance hallway, cloakroom/w.c, generous lounge with french doors leading into the garden and completing the ground floor is a gorgeous kitchen/dining room. The kitchen is fitted with modern high gloss units, integrated appliances to include fridge/freezer, washing machine, dishwasher, built in double oven, gas hob and extractor all perfectly complimented by 'subway' tiled splashbacks and vinyl woodplank flooring. To the first floor the well proportioned master bedroom benefits from a good sized ensuite, the second double bedroom is currently used as a home office and the third spacious single bedroom is used as a dressing room. The main family bathroom has been updated and boasts contemporary vanity sink and back to wall w.c. The property further benefits from gas central heating and upvc double glazing throughout.

Externally the property has a well proportioned rear garden which offers a good degree of privacy. Fully enclosed by brick wall and timber fencing. Mainly laid to lawn with planted borders and a large decked entertaining area. To the rear of the garden is secure gated access to the driveway and single garage.

Viewing is absolutely essential to fully appreciate this outstanding Cala home.

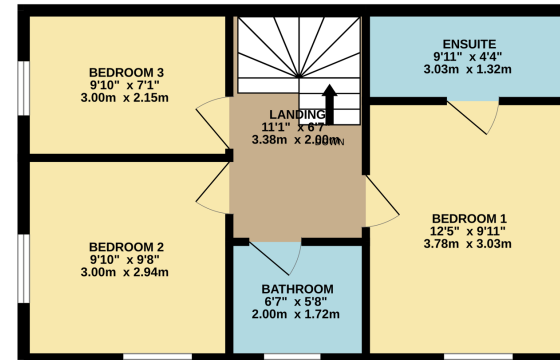
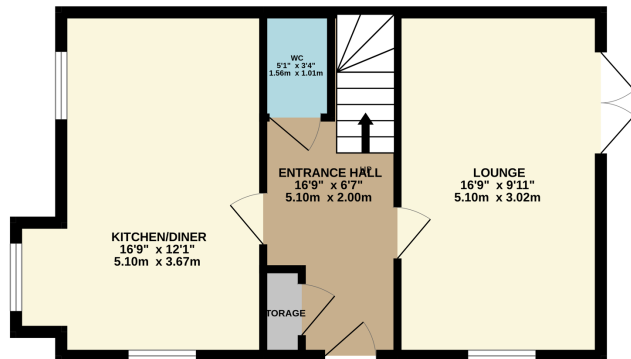


- DETACHED
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- GORGEOUS KITCHEN/DINER
- ENSUITE TO MASTER
- REMAINDER OF NHBC WARRANTY
- VERY QUIET LOCATION
- CLOSE TO EXCELLENT AMENITIES
- GROUND FLOOR CLOAKROOM
- LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY
- EPC RATING - B



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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