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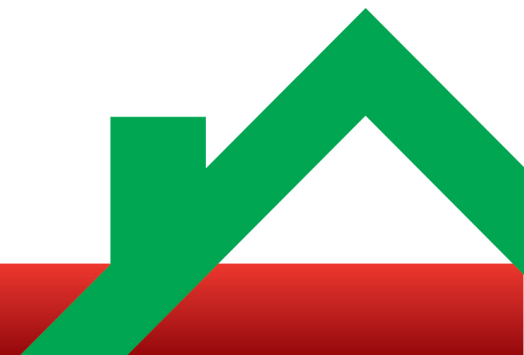
£489,950 Freehold

EDEN PARK  
RUGBY  
WARWICKSHIRE  
CV21 1UR



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented executive five bedroom family home situated in the popular residential location of Eden Park to the north of Rugby. The property was built in 2020 to the Longshaw design by Bloor Homes and is of standard brick built construction with a tiled roof and benefits from the remaining NHBC warranty.

There are a range of amenities available within the immediate area to include local shops and stores, supermarkets, excellent local schooling and Rugby's main retail parks. There is excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The spacious and versatile accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, lounge with bay window and open countryside views, ground floor cloakroom/w.c., open plan kitchen/dining room/family room with integrated Bosch appliances to include a fridge/freezer, dishwasher, double oven, gas hob and extractor. There are French doors opening onto the rear garden and a separate utility room.

To the first floor, the spacious landing leads off to the master bedroom with built in wardrobes and a modern en-suite shower room. Bedroom two also benefits from en-suite facilities and there are three further double bedrooms and a family bathroom fitted with a four piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, there is a driveway to the front of the property providing ample off road parking with access to the integral garage with a lawned area. The garage has been sectioned off to create an additional room with a door through to the utility room and storage to the front of the garage. The garage storage can be accessed by an up and over door. There is a good sized, enclosed and landscaped rear garden with a porcelain tiled patio area to the immediate rear which provides an ideal al fresco dining/entertaining space with the remainder laid to lawn. There is a feature wooden pergola with an aluminium roof and gated access to the side/front of the property.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 145 m<sup>2</sup> (1560 ft<sup>2</sup>).

## AGENTS NOTES

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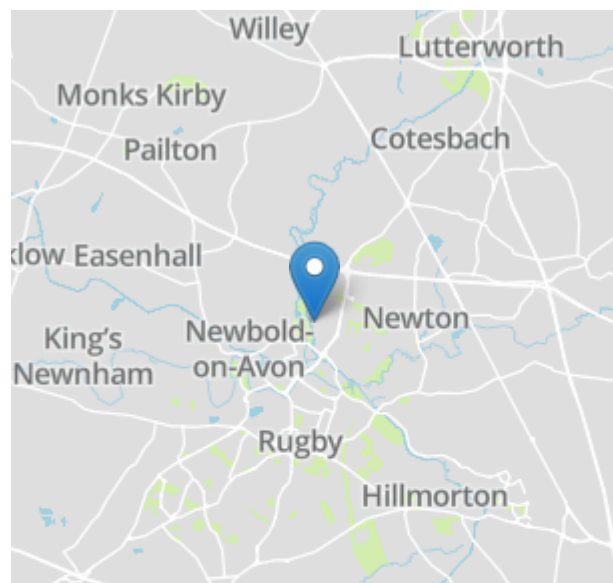
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- **A Well Presented Executive Five Bedroom Detached Family Home**
- **Lounge with Bay Window and Open Countryside Views**
- **Modern Kitchen/Dining Room/Family Room with Integrated Appliances and French Doors to Rear Garden**
- **Gas Fired Central Heating to Radiators, Upvc Double Glazing**
- **Ground Floor Cloakroom W.C. and Utility Room**
- **First Floor Family Bathroom and Two En-Suites**
- **Enclosed Landscaped Rear Garden, Part Converted Garage and Off Road Parking**
- **Early Viewing is Highly Recommended, No Onward Chain**



## ROOM DIMENSIONS

### Ground Floor

#### Lounge

15' 10" x 12' 7" to bay window (4.83m x 3.84m to bay window)

#### Ground Floor Cloakroom/W.C.

7' 0" x 3' 3" (2.13m x 0.99m)

#### Kitchen/Dining Room/Family Room

21' 2" x 14' 11" (6.45m x 4.55m)

#### Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)

### First Floor

#### Bedroom One

12' 7" x 11' 6" into wardrobes (3.84m x 3.51m into wardrobes)

#### En-Suite One

6' 2" x 6' 2" (1.88m x 1.88m)

#### Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

#### En-Suite Two

5' 4" x 4' 0" (1.63m x 1.22m)

#### Bedroom Three

11' 6" x 10' 2" (3.51m x 3.10m)

#### Bedroom Four

10' 2" x 9' 7" (3.10m x 2.92m)

#### Bedroom Five

10' 6" x 9' 7" (3.20m x 2.92m)

#### Family Bathroom

8' 3" x 5' 8" (2.51m x 1.73m)

### Externally

#### Integral Garage (Part Converted)

13' 7" x 9' 3" (4.14m x 2.82m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

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

### IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.