



Spectrum Avenue, Ashlawn Gardens, Rugby, CV22 5PP



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this outstanding 5 bedroom detached property situated in the highly sought after Ashlawn Gardens on the edge of Hillmorton. Built by Messrs David Wilson Homes in 2023 to their Manning design this property is perfectly positioned for easy access into Hillmorton and Dunchurch villages, Rugby town centre and Rugby train station are just a short drive away and you are only a ten minute drive from major commuter network motorway links such as M1/M6/A5.

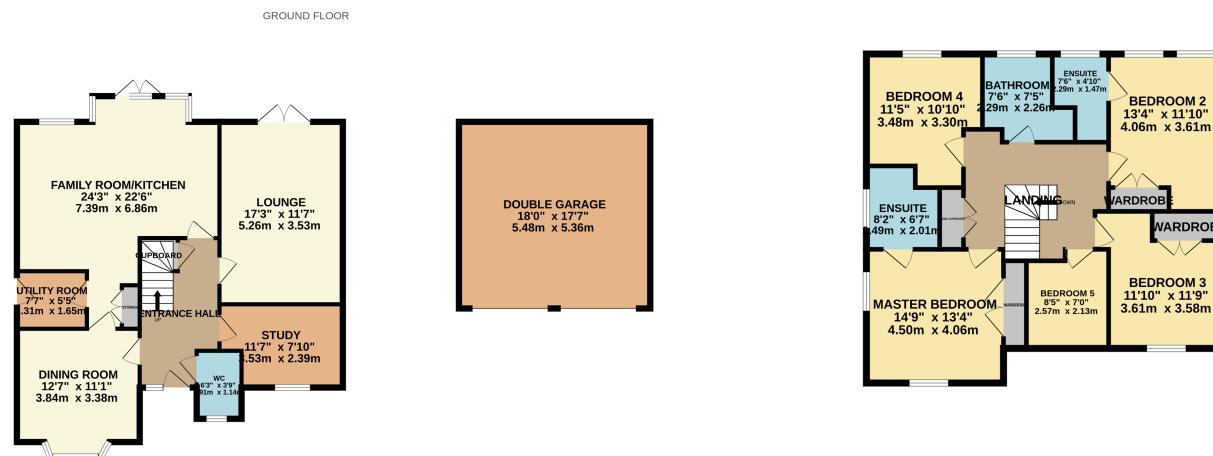
This immaculate detached family home offers spacious living accommodation throughout with everything you would expect from a property under 3 years old. In brief the property comprises: large entrance hallway with galleried landing, generous lounge with doors onto the garden, a second good sized reception room, office, cloakroom/W.C, utility room and completing the ground floor is a gorgeous lifestyle kitchen/dining/family room with french doors onto the garden. To the first floor the well proportioned master bedroom boasts a full range of built in wardrobes and spacious en suite with bath and shower enclosure, the second generous double bedroom also benefits from an en suite shower room and bespoke built in wardrobes. There are three further double bedrooms, one of which has built in storage and a large family bathroom with separate shower. Internally the property further benefits from a full alarm system, upvc double glazing, gas central heating and boarded loft with pull down ladder.

Externally this new build doesn't disappoint boasting a larger than average sized garden for this development. Mainly laid to lawn with paved patio area and seasonal planted garden all fully enclosed by timber fencing. A secure side gate leads to the driveway and access to the front of the double garage and driveway which provides parking for up to 4 vehicles.

This property must be viewed to fully appreciate the quality living space it offers.



- DAVID WILSON MANNING DESIGN
- ASHLAWN GARDENS
- FIVE BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- THREE RECEPTION ROOMS
- LIFESTYLE KITCHEN/DINING/FAMILY ROOM
- UTILITY AND GROUND FLOOR W.C
- LARGER THAN AVERAGE PLOT FOR THE LOCATION
- DOUBLE GARAGE & DRIVEWAY FOR 4 CARS
- LARGE HALLWAY WITH GALLERIED LANDING
- 7 YEARS PLUS OF NHBC WARRANTY
- EPC - B
- SOUGHT AFTER LOCATION



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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 fixtures 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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