



Magnolia Avenue
RUGBY
£435,000

Osborne
Sargent

A well presented and modern 4 bed room detached property situated on a Corner plot, popular location, Griffin free school catchment, 2 reception rooms plus kitchen/dining/family room, WC, utility, en-suite to master, large drive, double garage and enclosed garden.



1 Magnolia Avenue, RUGBY, Warwickshire CV21 1UF

A well presented and modern 4 bed room detached property situated on a generous Corner Plot located on Eden Park. This popular estate is ideally located for Rugby train station, the motorway network and retail parks and Griffin primary free school catchment. Accommodation in brief comprises: Hall, WC, study, lounge, kitchen/dining/family room, utility room, 4 bedrooms, en-suite to master and family bathroom. Other benefits include PVCu double glazing, gas rad heating, Larger than average drive with parking for at least 6 vehicles, 7kW EV charging point, double garage and enclosed southerly facing rear garden.

Hall

6' 9" x 15' 2" (2.06m x 4.62m) PVCu double glazed window to front, radiator, ceramic tiled flooring, smoke detector, stairs, doors to:

Study

6' 6" x 9' 3" (1.98m x 2.82m) PVCu double glazed window to side, PVCu double glazed window to front, radiator, ceramic tiled flooring, TV point.

Lounge

11' 10" x 15' 2" (3.61m x 4.62m) PVCu double glazed bay window to front, two radiators, telephone point, TV point.

WC

2' 8" x 5' 4" (0.81m x 1.63m) Two piece suite comprising wash hand basin and low-level WC, extractor fan, half height ceramic tiling to all walls, radiator and ceramic tiled flooring.

Kitchen/dining/family room

9' 11" x 25' 8" (3.02m x 7.82m) Fitted with a matching range of modern gloss fronted base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in fridge, freezer and dishwasher, built-in double oven, built-in four ring induction hob with pull out extractor hood over, two PVCu double glazed windows to rear, PVCu double glazed window to side, 2 radiators, ceramic tiled flooring, TV and telephone point, recessed ceiling spotlights, two PVCu double glazed double doors to garden, door to:

Utility room

5' 8" x 6' 6" (1.73m x 1.98m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer with mixer tap, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, PVCu double glazed window to side, radiator, wall mounted gas radiator heating boiler and extractor fan.

Landing

Access to loft, fitted storage cupboard, doors to:

Master bedroom

12' 0" max x 10' 0" (3.66m x 3.05m) PVCu double glazed window to front, full width fitted wardrobes with mirrored sliding doors, radiator, TV point, telephone point, door to:

En-suite

5' 11" x 6' 2" (1.80m x 1.88m) Fitted with a three-piece suite comprising tiled shower cubicle, wash hand basin and low-level WC, heated towel rail, extractor fan, shaver point, half height ceramic tiling to two walls, PVCu frosted double glazed window to rear and ceramic tiled floor.

Bedroom 2

8' 4" x 9' 10" (2.54m x 3.00m) PVCu double glazed window to front, radiator, fitted over stairs wardrobe with sliding doors.

Bedroom 3

8' 7" x 10' 3" (2.62m x 3.12m) PVCu double glazed window to side, radiator.

Bedroom 4

6' 4" x 10' 3" (1.93m x 3.12m) PVCu double glazed window to rear, radiator.

Family bathroom

6' 2" x 6' 5" (1.88m x 1.96m) Fitted with three-piece suite comprising panelled bath with separate shower over and folding glass screen, wash hand basin and low-level WC, half height ceramic tiling, heated towel rail, extractor fan, shaver point, PVCu frosted double glazed window to side, ceramic tiled floor and recessed ceiling spotlights.

Double garage

15' 10" x 16' 11" (4.83m x 5.16m) Brick construction with a pitched tiled roof, 2 up and over doors providing access, eves storage, power and light.

Outside

Low maintenance front and side gardens, paved steps up to front door, paved path to side leading to garden access gate. Generous tarmac drive providing off road parking for at least 6 vehicles, 7 kW EV charging point and access to the double garage. Enclosed rear garden mainly laid to lawn with paved patio, secure storage area to rear of garage.

Viewing

Strictly by prior appointment through Osborne Sargent.

Our services

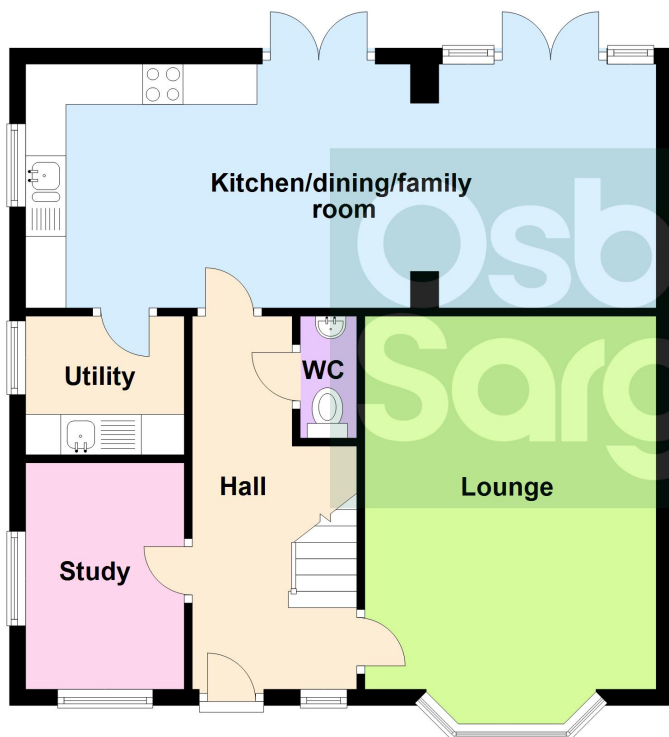
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

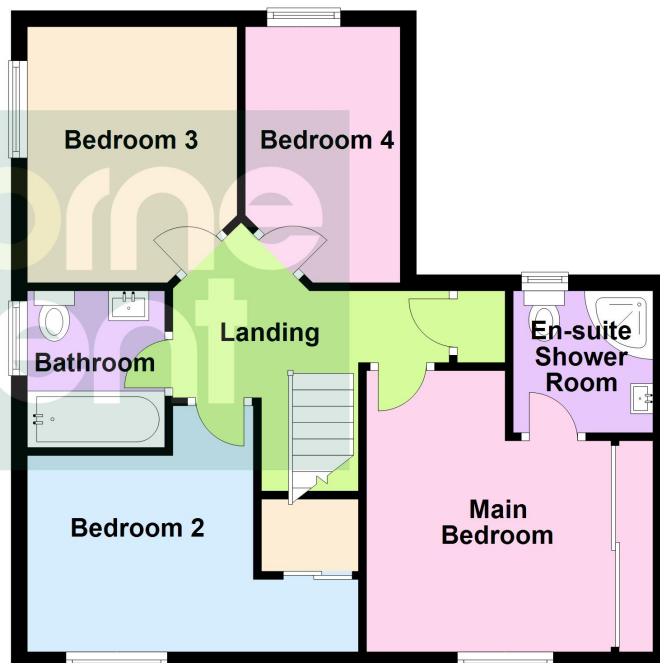
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 111.0 sq. metres (1194.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC





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