



St Michaels Close, Rugby, CV21 1AS



**GUILD HOUSE**  
Estate Agents





Guild House Estate Agents are proud to offer to the market this exceptional detached property. Built by Messrs Peveril Homes in 2013 this stunning four bedroom home occupies an enviable position set within an exclusive development of just 5 properties.

This executive detached property is presented in immaculate condition boasting stylish accommodation throughout to comprise: entrance hallway with under-stairs storage cupboard, cloakroom/w.c., a generous lounge benefiting from bi-folding doors leading onto the patio and, completing the ground floor is a stunning lifestyle kitchen/family room and utility. The kitchen is fitted with cream 'shaker' style units, integrated appliances to include fridge/freezer, dishwasher, built in oven, microwave, gas hob and extractor, all perfectly complimented by high quality square edge work surfaces. The kitchen moves seamlessly into the dining area and then opens up into a fabulous family room with bi-folding doors leading into the garden, this is an outstanding space within the home. To the first floor the well proportioned master bedroom and en-suite instantly impresses you with its exposed roof truss and a vast glazed apex which has feature opening doors and juliet balcony. There are an additional three good sized double bedrooms and a spacious family bathroom with modern 'P' shaped shower bath and wall hung vanity basin. The property further benefits from a combination of radiator and underfloor heating, also an energy efficient heat recovery system and boarded loft.

Externally this fantastic detached property continues to 'wow' you with a good sized south facing rear garden, fully landscaped to provide stylish entertaining space and outdoor living. With mature hedgerows fully enclosing the garden there is a huge degree of privacy. A choice of patios for garden furniture, expansive lawned area and large timber shed. To the side of the house there are wrought iron gates to the side driveway and front of the property.

Viewing of this outstanding home is absolutely essential.





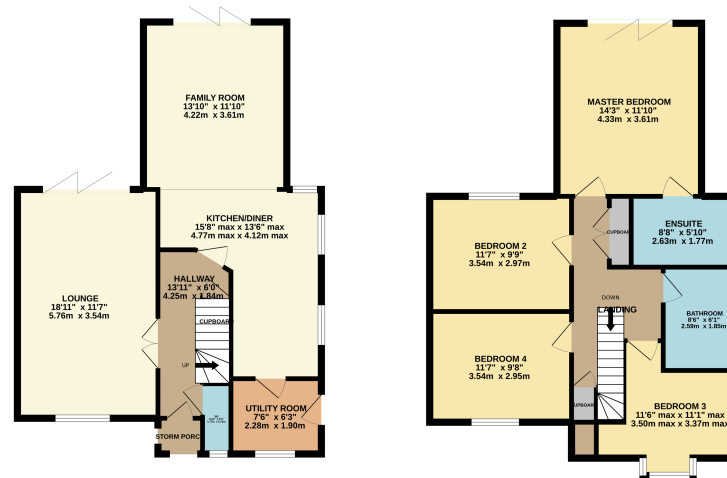
- EXCLUSIVE DEVELOPMENT
- DETACHED
- FOUR DOUBLE BEDROOMS
- FABULOUS LIFESTYLE KITCHEN/FAMILY ROOM
- WELL PROPORTION LOUNGE
- GENEROUS MASTER BEDROOM WITH EN SUITE
- UTILITY AND GROUND FLOOR CLOAKROOM/W.C
- UNDERFLOOR HEATING AND HEAT RECOVERY SYSTEM
- DESIRABLE LOCATION
- LANDSCAPED SOUTH FACING REAR GARDEN
- EPC RATING B





GROUND FLOOR

1ST FLOOR



01788 577 218  
[info@guild-house.com](mailto:info@guild-house.com)  
[guildhouseestateagents.co.uk](http://guildhouseestateagents.co.uk)

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