



Wynne Crescent, Rugby, CV21 1NS



GUILD HOUSE
Estate Agents



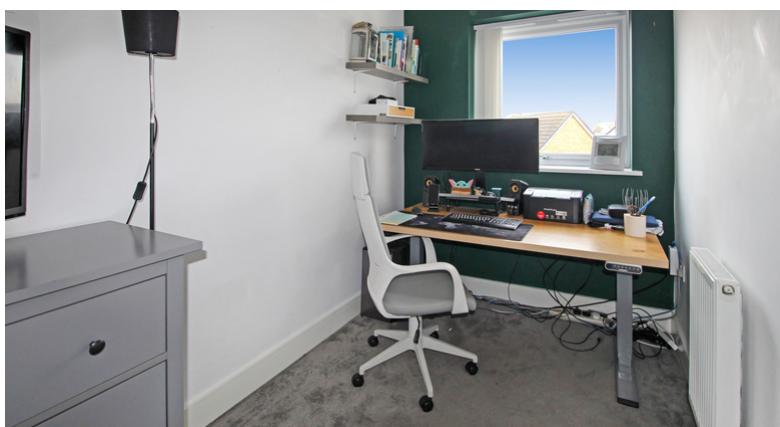
Guild House estate agents are pleased to offer for sale this modern three bedroom detached property built by Messrs St. Modwen Homes in 2019 to their Webster design. Ideally located within easy walking distance of Rugby train station and Rugby town centre as well as being perfectly placed just a stones throw away from Junction One and Elliotts Field offering some superb retail outlets and leisure facilities including restaurants, Nuffield Health club and a cinema.

This superb detached property is only 6 years old and is well maintained throughout. In brief the accommodation to the ground floor comprises: good sized entrance hallway with wood effect vinyl flooring and cloakroom/w.c, a spacious lounge/diner with French doors leading onto the patio and completing the ground floor is a breakfast kitchen fitted with cream high gloss units incorporating integrated oven, gas hob and extractor, fridge/freezer, washing machine and dishwasher.

To the first floor the main bedroom benefits from a good sized en suite and built in wardrobes, there is a second double bedroom, a good sized third bedroom currently being used as a home office and family bathroom. The property further benefits from gas central heating, upvc double glazing throughout and the remainder of the NHBC warranty.

Externally this lovely home has a good sized garden for the location. Mainly laid with lawn and fully enclosed by timber fencing. paved patio and timber shed. A secure side gate leads around to the front of the property where there is off road parking for two vehicles and EV charging point.

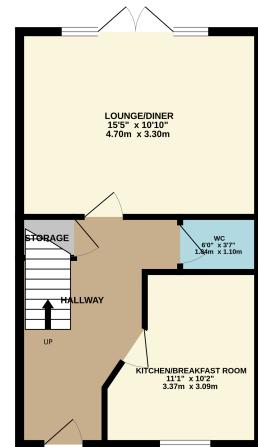
Early viewing strongly recommended.



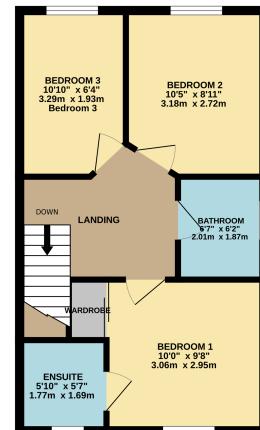
- MODERN DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM AND EN SUITE
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE/DINER
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- OFF ROAD DRIVEWAY PARKING FOR TWO CARS
- REMAINDER OF NHBC GUARANTEE
- ENCLOSED REAR GARDEN
- EPC RATING B
- WALKING DISTANCE OF RUGBY TRAIN STATION
- CLOSE TO EXCELLENT AMENITIES



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 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 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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