



The Ryelands, Rugby, CV23 9EN



**GUILD HOUSE**  
Estate Agents



In recent years this fantastic spacious family home has undergone extensive refurbishment including a refitted kitchen/diner, recently added garden room, refitted family bathroom, en-suite and more besides, all completed to a high specification and finish. The property occupies an enviable corner plot and as such offers prospective buyers potential to extend further..subject to planning. The current owners have applied tasteful decor and luxurious finishes throughout to give this home a stylish feel from beginning to end. The spacious living accommodation is presented to a high standard with individual design features and consideration to modern living with plenty of SMART features. In brief the accommodation comprises: entrance hallway, large living room with 'wood-burning stove' style electric fire and dual aspect windows. The kitchen/diner has been refitted with a comprehensive range of contemporary grey high gloss units and black quartz worksurfaces, integrated dishwasher, built in NEFF oven, hob and extractor, a breakfast bar divides the kitchen and dining area where there is a bespoke wall hung sideboard and plenty of room for a large dining table and chairs. Leading off the kitchen is a handy office which would also make a great playroom and completing the ground floor is a gorgeous, recently added, garden room with free standing bar, large lantern light and doors opening up onto the garden. From the garden room there is direct access into the fully heated and insulated garage which also benefits from plumbing facilities.

To the first floor the principle bedroom boasts built in wardrobes and large storage cupboard, there is a second double guest bedroom with refitted en-suite shower room and two further double bedrooms one of which boasts built in storage. The refitted family bathroom has a luxurious feel with freestanding bath, travertine tiles and inset TV! Internally the property further benefits from central heating and upvc double glazing, a 'Yale' smart alarm system and CCTV.

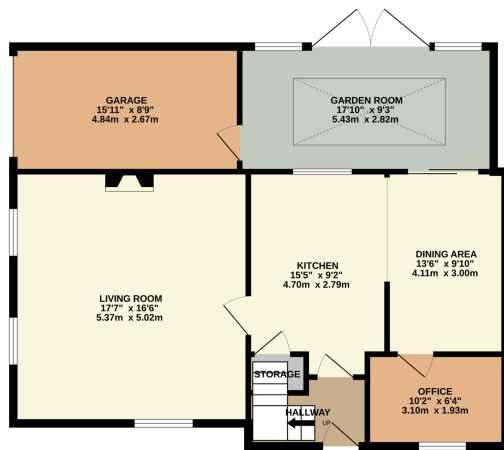
Externally the property doesn't disappoint either. There's a beautiful enclosed rear garden full of mature planting, an artificial lawn, timber greenhouse and small shed. A secure gate leads to the side of the property where there is access to the garage with electric door, imprinted concrete driveway with parking for up to 4 cars and EV charging point. MUST BE VIEWED!!!



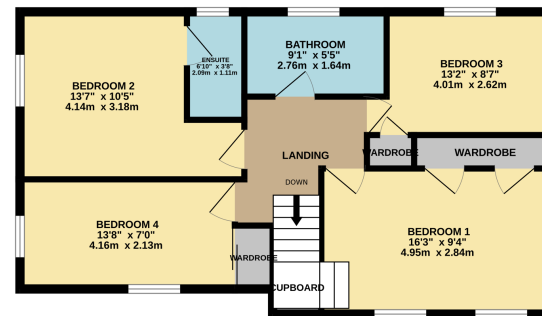
- SEMI DETACHED
- COUNTRYSIDE VIEWS
- 4 GENEROUS BEDROOMS
- LUXURY FAMILY BATHROOM & ENSUITE
- REFITTED KITCHEN/DINER
- GARDEN ROOM
- LARGE LOUNGE
- OFFICE/PLAYROOM
- ENCLOSED REAR GARDEN
- FULLY INSULATED GARAGE
- LARGE DRIVEWAY
- CENTRAL HEATING & UPVC DOUBLE GLAZING
- EPC - TBC



GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.5 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 fixture 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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