







Guild House estate agents are pleased to offer for sale this modern four bedroom semi detached property. 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 10 year old property has been well maintained by the current owners and is beautifully presented throughout. In brief the accommodation comprises: entrance hallway with tile effect 'Amtico' flooring, cloakroom/w.c, well proportioned living room, spacious kitchen/diner fitted with a comprehensive range of contemporary high gloss units incorporating integrated dishwasher, fridge/freezer, built in double oven, gas hob and chimney extractor. 'Amtico' flooring and French doors leading into the garden. To the first floor is the master bedroom with contemporary panelling, built in wardrobe and en suite shower room, spacious family bathroom, three additional good sized bedrooms and large storage cupboard on the landing. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the enclosed rear garden is not overlooked and therefore offers a good degree of privacy. Mainly laid to lawn with patio area, secluded decked seating area, gated side access and personal door to the garage. To the front of the property the driveway provides off road parking for at least three cars and access to the garage.

Internal viewing highly recommended.



- SEMI DETACHED
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND BUILT IN WARDOBES
- MODERN FAMILY BATHROOM
- CLOAKROOM/W.C
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO RUGBY TOWN CENTRE & TRAIN STATION
- SPACIOUS KITCHEN/DINER
- WELL PROPORTION LOUNGE
- UPVC DOUBLE GLAZING
- EPC RATING - B