



Hazel Close, Eden Park, Rugby, CV21 1UR



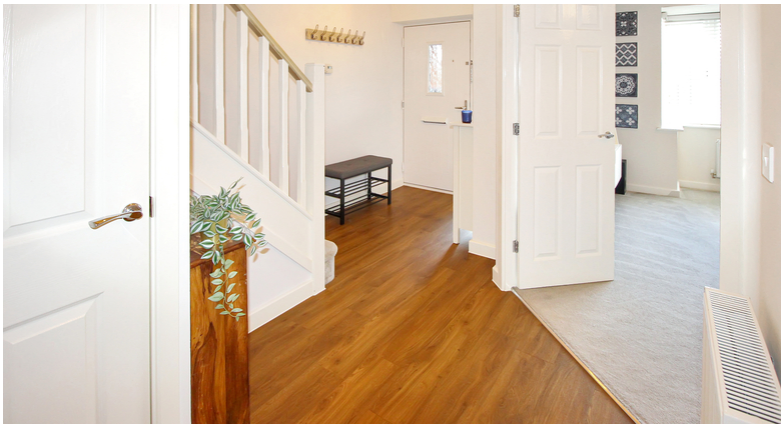
GUILD HOUSE
Estate Agents



This gorgeous detached property is presented in 'show home' condition boasting stylish accommodation throughout to comprise: large entrance hallway, cloakroom/w.c, generous lounge with open countryside views to the front. Situated off the hallway is a stunning lifestyle kitchen/family room and utility. The kitchen is fitted with white high gloss units, integrated Bosch appliances to include fridge/freezer, dishwasher, built in double oven, gas hob and extractor all perfectly complimented by oak effect square profile work surfaces. With 'Amtico' flooring and french doors to the garden this is an outstanding space within the home. Leading off from the utility room is access to the partly converted garage, offering prospective buyers an additional versatile space within this home, but could quite easily be reverted back to a full sized functional garage. To the first floor the well proportioned master bedroom benefits from built in wardrobes and a good sized ensuite and fabulous extended views across the valley. The second generous double bedroom also boasts an ensuite shower room, there are three further double bedrooms and completing the upstairs of this fantastic family home is a large family bathroom with separate shower enclosure.

Externally the property continues to impress with a lovely sized rear garden which is fully enclosed and has been beautifully landscaped to offer buyers a stylish outdoor entertaining space. Mainly laid to lawn with raised borders and patio area finished with porcelain tiles. French doors in the kitchen open out directly into a bespoke wooden pavillion with aluminium roof which is a stunning feature in this garden. Outdoor lighting and a secure gate to the side and front of the property where there is access to the front of the garage and driveway for two cars. The front of the property has kerb appeal in abundance with a further small lawned area and well stocked shrubbery borders.

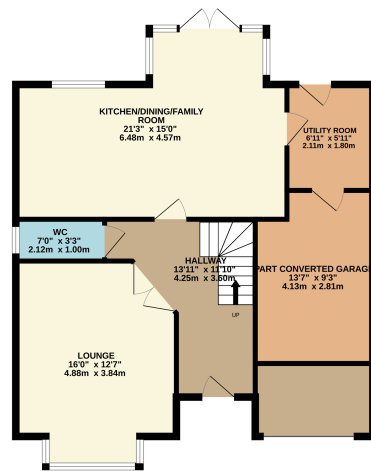
This gorgeous detached property must be viewed to fully appreciate all it has to offer. NO ONWARD CHAIN.



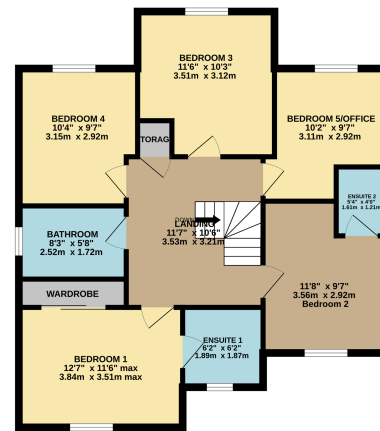
- GORGEOUS EXECUTIVE DETACHED
- NO ONWARD CHAIN
- SHOW HOME CONDITION
- VIEWS OVER SWIFT VALLEY NATURE RESERVE
- FIVE BEDROOMS
- LARGE LIFESTYLE KITCHEN/FAMILY ROOM
- MASTER BEDROOM WITH EN SUITE AND BUILT IN WARDOBES
- 2ND EN SUITE
- SPACIOUS LOUNGE
- LANDSCAPED REAR GARDEN
- PART CONVERTED GARAGE AND OFF ROAD PARKING
- EPC RATING - B



GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 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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