



Coventry Road, Thurlaston Gardens, Rugby, CV23 9JR



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Guild House Estate Agents are proud to offer to the market this exceptional detached property. Built only 12 months ago and situated in the exclusive Thurlaston Gardens development just outside Dunchurch, Rugby. Ideally situated for easy access to all major road networks as well as being well positioned for an easy commute to Leamington Spa and Coventry and Daventry. Rugby train station is approximately 15 minutes drive and the property is served by highly regarded schooling.

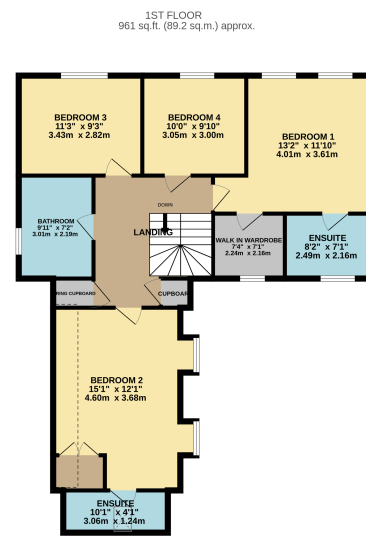
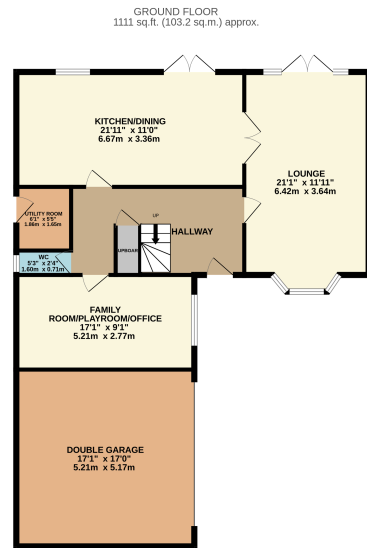
This gorgeous detached property is presented in 'show home' condition boasting approximately 2000 square feet of stylish accommodation throughout to comprise: entrance hallway, cloakroom/w.c, good sized dining room/playroom/office, generous lounge with feature bay window, and french doors leading into both the kitchen and garden. Completing the ground floor is a stunning lifestyle kitchen/dining room leading off to the utility. The kitchen is fitted with 'matt slab' concealed handle units, high specification integrated NEFF appliances to include fridge/freezer, dishwasher, built in double oven, induction hob and extractor all perfectly complimented by slim profile white quartz work surfaces and large marble effect Porcelanosa floor tiles. With french doors to the garden this is an outstanding space within the home. To the first floor the well proportioned master bedroom benefits from a large walk in wardrobe and a luxury ensuite with double shower enclosure. The second generous double bedroom also boasts built in wardrobes and an ensuite, with a further two spacious double bedrooms and a good sized family bathroom completing the upstairs in this executive property.

Externally the property continues to impress with a good sized rear garden which is fully enclosed by timber fencing. Mainly laid to lawn with patio area and gated access to the front of the property where there is a double garage and driveway.

Viewing is absolutely essential to fully appreciate this outstanding home.



- EXECUTIVE DETACHED
- THURLASTON GARDENS
- FOUR DOUBLE BEDROOMS
- TWO ENSUITES AND FAMILY BATHROOM
- MASTER BEDROOM WITH EN SUITE AND WALK IN WARDROBE
- LARGE KITCHEN/DINER
- WELL PROPORTIONED LOUNGE
- DINING ROOM/PLAYROOM/OFFICE
- GENEROUS GARDEN
- DOUBLE GARAGE & DRIVEWAY
- EPC RATING B



01788 577 218
info@guild-house.com
guildhouseestateagents.co.uk

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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