



Willow Gardens, Rugby, CV22 5LW



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Willow Gardens is an extremely well presented and deceptively spacious property. A modern, mid-mews town-house set across three floors benefitting from a versatile kitchen and dining area, with a stylish walnut kitchen cabinets, integrated Neff appliances and a breakfast bar seating area, with space for a dining table, ideal for family dining or entertaining. The lounge is a good size and features bi-fold doors that open out onto the rear patio and garden. Downstairs has tiled flooring throughout and the luxury of under-floor heating, the property has gas central heating.

The first floor offers three double bedrooms one with en-suite and also a family bathroom with a nice open landing and good size walk-in airing cupboard, which is very useful for drying laundry. The third floor features a room 38 foot long the whole depth of the property, this would make a lovely bedroom suite with room for a king size bed and other furniture, or alternatively an excellent teen bedroom with space for a bed and a sofa TV area or possible a large hobby room.

The property is reached from Willow Lane, which is just off Hillmorton Road and is within easy walking distance to Rugby town centre, the railway station, the Town parks and recreation area, as well as within catchment area for Hillmorton schools, Lawrence Sheriff grammar school for boys and also the bus routes to Rugby High School for Girls. Willow Gardens is a very private residential development and the property benefits from a gated courtyard and two car parking spaces with a well a neat front garden and an enclosed low maintenance rear garden.

In brief the property comprises:-

Ground - Entrance Hall, W.C. Kitchen and Dining Area, Family Lounge and Storage Cupboard

First Floor - Three Double Bedrooms, One En-Suite and One Family Bathroom, with Walk in Airing Cupboard

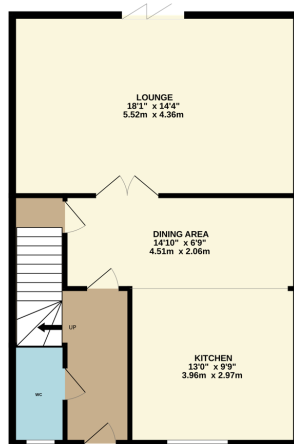
Second Floor - Generous Bedroom Suite



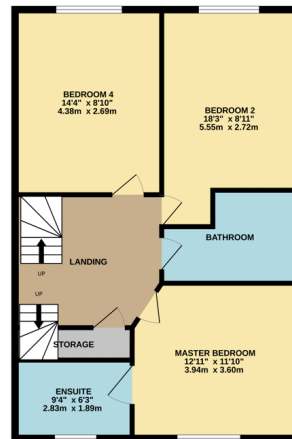
- FOUR GOOD SIZE BEDROOMS, ONE EN-SUITE AND FAMILY BATHROOM
- FITTED KITCHEN WITH NEFF APPLIANCES, WALNUT CABINETS AND BREAKFAST BAR
- OPEN PLAN KITCHEN AND SPACE FOR FAMILY DINING OR ENTERTAINING
- GENEROUS LOUNGE WITH BI-FOLD DOORS OUT IN TO REAR GARDEN
- UNDERFLOOR HEATING TO THE GROUND FLOOR, GAS CENTRAL HEATING
- PROPERTY IS 8 YEARS OLD, 2 YEARS REMAINING NHBC
- VERY PRIVATE RESIDENTIAL LOCATION WITH CLOSE ACCESS TO TOWN CENTRE AND RAIL STATION
- GOOD ACCESS TO HILLMORTON SCHOOLS AND MAJOR ROAD NETWORKS
- TASTEFULLY DECORATED AND WELL PRESENTED WITH TWO PARKING SPACES



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



2ND FLOOR
531 sq.ft. (49.4 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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