



Swift Avenue, Rugby, CV21 1RQ



**GUILD HOUSE**  
Estate Agents





This beautiful detached property was built by Cala Homes in 2014 and has been well maintained and extended. The extension to the rear of the property has made way for a spacious 'Kitchen Lifestyle' Room which has a wonderful flow, all appliances in the fully fitted kitchen zone, and there's a dining space with room for a family dining table. A dwell and large cosy sofa snug with vaulted ceiling, bringing the family together, having an outlook through bi-fold doors in to the garden, it also features an 'Opti-Myst' electric stove which looks like a real fire wood burner but is totally clean and hassell free!

There's a lovely separate lounge with square bay window to the front aspect and plenty of sofa and armchair space, which has double doors that open out to the rest of the bright and airy house.

There are four double bedrooms upstairs that lead off a nice square landing, all with built in double wardrobes, and the main bedroom is very spacious with a double shower en-suite.

The integrated garage has an internal door leading from the lifestyle room and has plumbing and space at one end to create a utility area, with all of the remaining garage space left. There is also a fitted electric car charging point to the side of the garage.

The property benefits from extremely good quality

and sanitary wear, they are sparkling. The decor is stylish, tasteful and very welcoming.

Outside to the front is a garden area and a block paved driveway that would house 3 cars, to the rear there is a landscaped garden, with several patio areas to make way for multiple seating areas ideal for outside entertaining, and also a gravelled space for garden sheds or bar-b-que.

Located in a quiet road on the Eden Park Estate, just off the Leicester Road in Rugby, close to all major road networks, M1, M6, M69, A5, A14 its a short drive to Rugby Mainline Railway station. There is a new primary schools on Eden Park and it is a short distance to the local retail park and Tesco's superstore.



- EXTENDED AND MUCH IMPROVED , WELL MAINTAINED WITH BEAUTIFUL DECOR AND PRESENTATION
- SPACIOUS KITCHEN LIFESTYLE ROOM WITH DINING AND COSY SOFA AREA AND BIFOLD DOORS TO GARDEN
- SEPARATE GOOD SIZE LOUNGE AND INTEGRAL GARAGE HAS BEEN EQUIPPED WITH PLUMBING FOR WASHING MACHINE AND

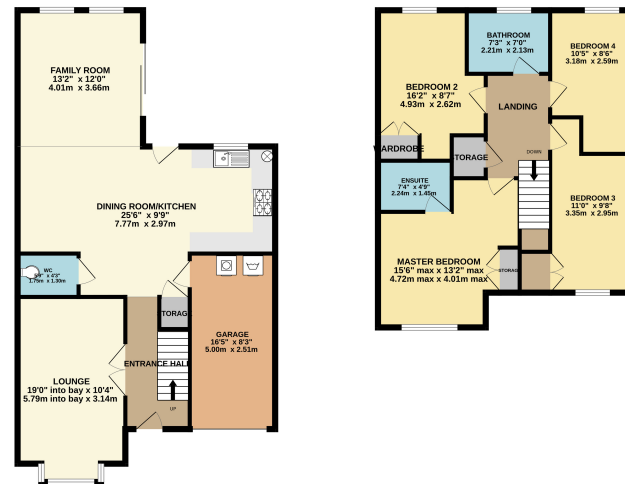


- ALL FOUR DOUBLE BEDROOMS HAVE BUILT IN WARDROBES AND MAIN WITH EN-SUITE
- AN L-SHAPED GARDEN WITH BUILT IN PERGOLA AREA AND GRAVELLED SPACE FOR SHEDS/GREENHOUSE
- EDEN PARK IS SITUATED CLOSE TO ALL THE MAJOR ROAD NETWORKS AND WITHIN EASY REACH OF RUGBY RAILWAY LINKS
- CLOSE TO GOOD SCHOOLING, FANTASTIC AMENITIES AND A LOVELY NATURE RESERVE PARK FOR WALKS IS JUST ON THE DOORSTEP



GROUND FLOOR  
867 sq. ft. (80.5 sq. m.) approx.

1ST FLOOR  
700 sq. ft. (65.0 sq. m.) approx.



TOTAL FLOOR AREA: 1567 sq. ft. (145.5 sq. m.) approx.  
Measurements have been taken to the best of our knowledge and are for general guidance only. They are not intended to be used for any other purpose. The floor area is approximate and is not intended to be used for any other purpose. The floor area is approximate and is not intended to be used for any other purpose. The floor area is approximate and is not intended to be used for any other purpose.

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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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