



Ashlawn Road, Ashlawn Gardens, Rugby CV22 5PP
£544,000

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LETTINGS AND SALES

Archer Bassett are delighted to bring to the market this brand new home on the exclusive development of Ashlawn Gardens which is situated on the Ashlawn Road between Hillmorton and Dunchurch and within close proximity to local schools and motorway connections. The Alfreton is a generously sized four bedroom detached home. The lounge is bright and well proportioned with ample room to relax. The open plan kitchen with utility area and family space makes an ideal family hub. Both this and the lounge have French doors leading to the garden. A separate dining room and study complete the ground floor. Upstairs you will find four double bedrooms an en-suite to the main bedroom and a family bathroom.

The Alfreton is a detached four bedroom home featuring an open-plan kitchen with French doors and a utility room. The rear garden can also be accessed by French doors from the spacious lounge. There is also a separate dining room and dedicated home office. Upstairs are four double bedrooms, including the en-suite main bedroom and the family bathroom. Garden and detached single garage.

Hall

Hall entrance to the property leading to stairs rising to the first floor.

Dining Room

8'8" x 10'9" (2.64m x 3.28m)

Entrance from the hall, two double glazed windows, one located at the front of the property and the second to the left of the property.

Lounge

11'4" x 18'8" (3.45m x 5.69m)

Lounge access from the entrance hall, there are French doors leading to the garden and one double glazed window at the front of the property.

Study

8'5" x 6'9" (2.57m x 2.06m)

Office space located on the ground floor provides the perfect space for a desk and chair with additional space for any additional furnishings also with one double glazed window.

Kitchen/Breakfast

16'2" x 12'7" (4.93m x 3.84m)

Open plan kitchen area comprises of a 5 ring hob and fitted oven, stainless steel sink, access to the utility and French doors leading to the garden.

Utility

5'2" x 4'9" (1.57m x 1.45m)

Located in the kitchen with one double glazed window.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

W.C

2'8" x 5'4" (0.81m x 1.63m)

Includes low flush W.C and hand basin

Landing

Provides access to all rooms as well as 2 storage units, once being bulk head storage above the stairs.

Bedroom 1

11'3" x 12'6" (3.43m x 3.81m)

Double bedroom with en-suite along with two double glazed windows.

En Suite

4'6" x 8'5" (1.37m x 2.57m)

Located through bedroom 1 consisting of thermostatically controlled shower, W.C and wash hand basin with one double glazed window.

Bedroom 2

18'5" x 8'2" (5.61m x 2.49m)

Double bedroom room with two double glazed windows facing the front of the property.

Bedroom 3

8'4" x 11'6" (2.54m x 3.51m)

Double bedroom with one double glazed window at the front of the property

Bedroom 4

11'6" x 10'3" (3.51m x 3.12m)

Double bedroom with one double glazed window overlooking the garden

Bathroom

9'3" x 7'1" (2.82m x 2.16m)

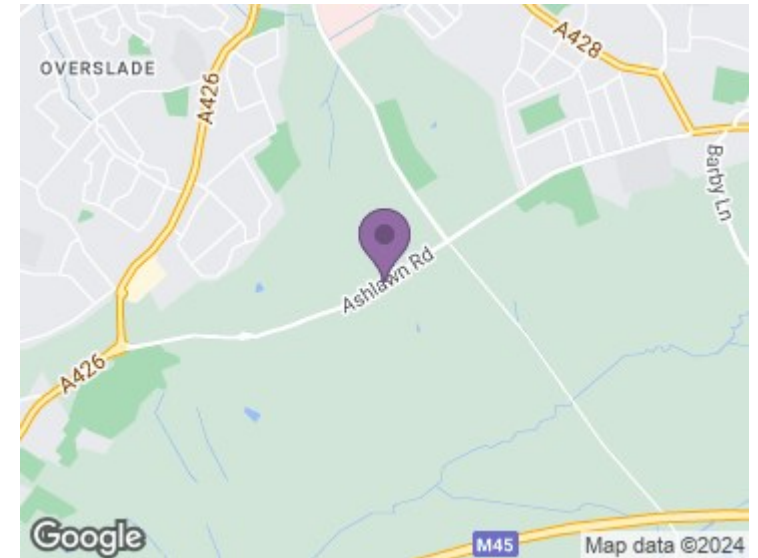
Consists of Bath with thermostatically controlled shower over the bath, W.C and hand basin. Along with one double glazed window.

Garage

Single detached garage.

Viewing

Contact the agent Archer Bassett on 01788 553939



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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