



Aspen Road, Eden Park, Rugby
£300,000



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Buyer guide £300,000 - £310,000 - Crowhurst Gale are pleased to present to market this detached home located on the newly established Eden Park Built by Bloor Homes in 2013, conveniently placed for major road links and Rugby Train Station. In brief this home comprises: entrance hall, lounge, kitchen/diner, utility room, study and cloakroom to the ground floor. To the first floor there are four well proportioned bedrooms with two bedrooms having en suite facilities and a family bathroom. Further benefits: include double glazing, gas central heating, rear garden, off road parking and a garage. The property is offered with no chain, to book your viewing call 01788 522266

Frontage

Storm porch with shrubs and decorative stone chippings. Access to rear garden via side timber gate. Access to garage via up and over door.

Entrance Hall

Enter via part double glazed door. Stairs rising to first floor. Door to storage cupboard, radiator. Doors to:

Lounge 15'5" x 11'6" (4.70m x 3.53m)

Upvc double glazed french doors onto rear garden. T.V & telephone point. Radiator.

Kitchen/Diner 22'8" x 10'7" (6.91m x 3.25m)

Upvc double glazed window to front and rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with mixer tap over and drainer. Fitted hob with extractor over. Fitted grill and electric fan assisted oven. Fitted fridge/freezer and dishwasher. Two radiators, tiled flooring. Door to:



Utility Room 6'7" x 6'1" (2.03m x 1.86m)
Double glazed door to rear garden. Wall mounted combi boiler. Base level unit and work surface with inset stainless steel sink with mixer tap over and drainer. Space and plumbing for washing machine and space for tumble dryer. radiator, continuation of tiled flooring.

Study 8'9" x 8'9" (2.69m x 2.67m)
Upvc double glazed window to front aspect, radiator.

Cloakroom
Low level w.c, wall mounted wash hand basin. Under stairs storage area. Radiator.

First Floor Landing
Upvc double glazed window to side aspect. Access to loft space. Door to cupboard housing hot water tank. Doors to:

Bedroom One 16'2" max x 11'8" max (4.93m max x 3.56m max)
Upvc double glazed window to rear aspect, radiator. Door to:

En Suite Shower Room 7'3" x 4'3" (2.21m x 1.30m)
Fully tiled suite comprising: shower cubicle, low level w.c, wall mounted wash hand basin. Extractor fan.

Bedroom Two 14'4" max x 12'2" (4.39m max x 3.71m)
Upvc double glazed window to rear aspect, radiator. Fitted wardrobe. Door to:

En Suite Shower Room
Fully tiled suite comprising: shower cubicle, low level w.c, wash hand basin. Extractor fan.

Bedroom Three 10'5" x 10'2" (3.18m x 3.12m)
Upvc double glazed window to front aspect, radiator.

Bedroom Four 8'11" x 8'7" (2.74m x 2.62m)
Upvc double glazed window to front aspect, radiator.

Bathroom 6'11" x 5'6" (2.11m x 1.7m)
Upvc obscure double glazed window to front aspect. Panelled bath with shower head attachment. Low level w.c, wash hand basin. Radiator, tiled flooring.

Rear Garden
Enclosed rear garden with paved area and lawn, steps leading down to wooden decked area. Access to drive via side timber gate.

Garage
Access via up and over door. Power and light connected.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.



Local Authority
Rugby Borough Council

Tax Band
Tax Band: E

Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV21 1SF

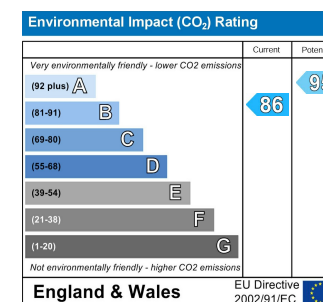
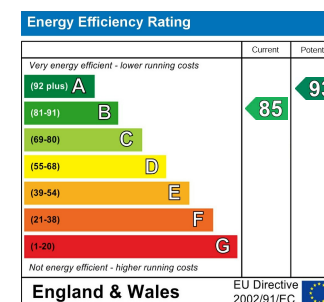
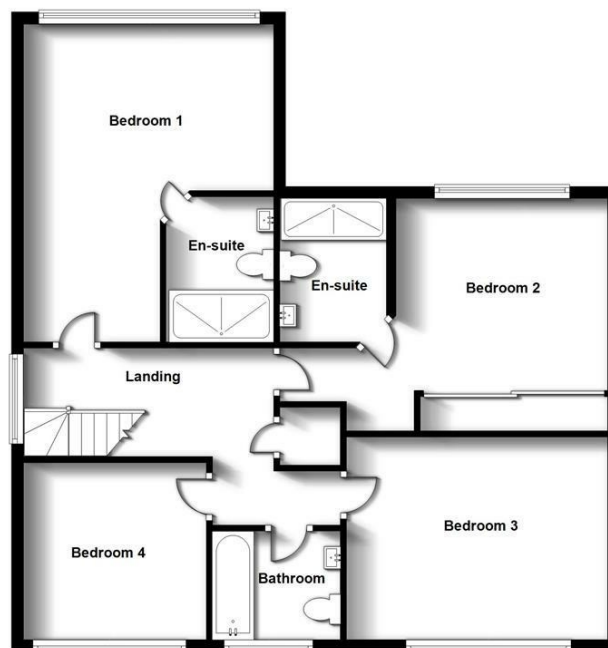
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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