

Skelhorn Avenue, Rugby, Warwickshire
Guide Price £429,950

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Crowhurst Gale Estate Agents are delighted to offer for sale this brand new four bedroom detached family home built by Messrs Taylor Wimpey Homes to their popular Linton design. The property is designed with the modern family in mind. The property is conveniently situated for access to all of Rugby's amenities including the nearby Elliot's Field Retail Park and the surrounding M1/M6/A14 road and motorway networks. Rugby Railway Station offers a mainline service to London Euston in under one hour. In brief the accommodation comprises of an entrance hall with under stairs storage space, ground floor cloakroom/w.c., spacious lounge, private study and open plan kitchen/dining room with French doors opening onto the rear garden. To the first floor there are four well proportioned bedrooms with the master bedroom having an en-suite shower room and a separate family bathroom with a modern white suite. Externally there is off road parking leading to a double garage. The rear garden is laid to lawn and enclosed by timber fencing.

Entrance Hall
Enter via composite front entrance door. Stairs rising to first floor landing. Tiled flooring. Under-stairs storage cupboard. Connecting doors off to:

Ground Floor Cloakroom/W.C.
Comprises of a close coupled WC and pedestal wash hand basin. Double glazed window to the front elevation.

Lounge 15'6" x 11'10" (4.74m x 3.61m)
Double glazed window to the front elevation. Radiator.

Office/Play/Games Room 9'7" x 8'8" (2.93m x 2.66m)
Double glazed window to the side elevation. Radiator.

Kitchen/Dining Room 24'8" x 10'0" (7.54m x 3.06m)
Modern eye and base level units with contrasting work tops. Radiators. Double glazed window to the side elevation. Double glazed French doors opening onto the rear garden.





Landing
Airing cupboard. Connecting doors off to:

Bedroom One 12'0" x 11'8" (3.67m x 3.56m)
Double glazed window to the front elevation. Radiator. Door through to:

En-Suite Shower Room 4'6" x 7'2" (1.39 x 2.19)
Comprises of a double shower cubicle, close coupled WC and pedestal wash hand basin. Radiator. Extractor.

Bedroom Two 9'3" x 8'10" (2.83 x 2.70)
Double glazed window to the rear elevation. Radiator.

Bedroom Three 8'9" x 13'3" (2.69m x 4.06m)
Double glazed window to the side elevation. Radiator.

Bedroom Four 8'7" x 6'2" (2.63m x 1.89m)
Double glazed window to the side elevation. Radiator.

Bathroom
Fitted with a modern white suite. Panelled bath. Close coupled W.c. Pedestal wash hand basin.

Front Garden
Driveway providing off road parking and leading to:

Garage
Up and over door.

Rear Garden
Laid to lawn and enclosed by timber fencing.

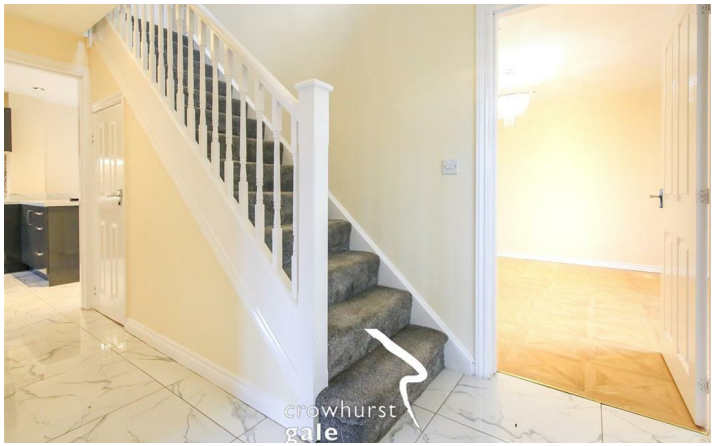
Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your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

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for 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.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.







Tax Band
Tax Band: E

Tenure
Freehold

Local Authority
Rugby Borough Council

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266





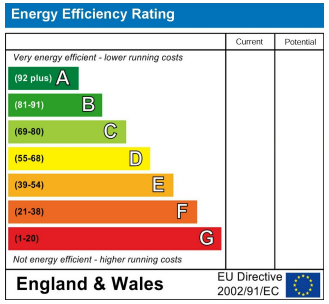


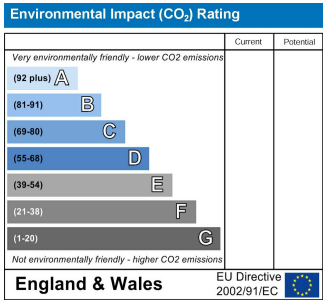












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