



EDWARD KNIGHT
ESTATE AGENTS

16 MAIDENHAIR DRIVE, BOUGHTON VALE, RUGBY, CV23 0SE

£310,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this attractive four-bedroom detached family home. Situated on an enviable plot and located at the end of a quiet cul de sac in Boughton Vale, this well-kept property is the perfect family home. This property boasts uPVC double glazing, gas central heating, an open plan kitchen breakfast room and re-fitted bathroom suites throughout the accommodation. Externally is a pretty fore garden and pristine rear garden with spacious patio and mature trees. Viewings for this property are strictly by appointment with Edward Knight Estate Agents.

LOCATION

The property is situated in a particularly convenient location with good access to major motorways including M1 and M6. Within a short distance is Rugby Railway Station, with it's 50-minute commute time to London Euston, Elliot's Field Shopping Centre with major department stores and restaurants, Tesco's Superstore and Cinema.



GROUND FLOOR

The entrance hall provides access to all of the ground floor accommodation as well as the stairs that rise to the first floor. A cloakroom with a re-fitted suite including a vanity unit is situated at the front of the property. The lounge is also situated at the front of the property and overlooks the pretty fore garden and well-kept cul de sac beyond. There is a feature fireplace in the lounge and archway which flows into the dining room which overlooks the rear patio and garden. The kitchen breakfast room is bright and spacious and stretches along the rear of the property with views of the garden. The modern style kitchen units have a contrasting roll top work surface and a variety of integrated appliances within. Part of the integrated garage has been converted using stud walling to create a usable utility space which can be accessed from the kitchen, there is a wall mounted combination boiler, plumbing for a washing machine and further space which is currently being used as an office.

ENTRANCE HALL

CLOAKROOM

3' 1" x 7' 4" (0.94m x 2.24m)

LOUNGE

11' 7" x 14' 7" (3.53m x 4.44m)

DINING ROOM

10' 8" x 10' 10" (3.25m x 3.3m)

KITCHEN BREAKFAST ROOM

16' 3" x 10' 5" (4.95m x 3.18m)



UTILITY / GARAGE CONVERSION

9' 4" x 12' 6" (2.84m x 3.81m)

FIRST FLOOR

A spacious landing provides access to four sizeable bedrooms and a family bathroom. The master bedroom has fitted wardrobes and a re-fitted ensuite shower room with double size cubicle. Bedroom two also has fitted wardrobes, whilst bedrooms three and four have ample space for a variety of bedroom furniture. The







family bathroom has been re-fitted with a modern suite which includes an integrated flush and vanity unit.

BEDROOM ONE

11' 10" x 10' 10" (3.61m x 3.3m)

ENSUITE SHOWER ROOM

8' 5" x 6' 4" (2.57m x 1.93m)

BEDROOM TWO

11' 4" x 9' 10" (3.45m x 3m)

BEDROOM THREE

12' 10" x 8' 10" (3.91m x 2.69m)

BEDROOM FOUR

8' 2" x 11' 7" (2.49m x 3.53m)

FAMILY BATHROOM

5' 7" x 7' 5" (1.7m x 2.26m)



OUTSIDE

The fore garden is lawned and has a beautiful mature tree as its centre piece, there is a two-car driveway which provides access to the remainder of the single garage space. The rear garden truly is lovely, this perfectly flat area includes a spacious lawn with well stocked flower beds and mature trees, a slabbed patio area which is ideal for entertaining and concrete post timber fencing which surrounds the garden.

GARAGE

SOLAR PANELS

This property has the added benefit of fitted solar panels which produce a vast income per annum and will be negotiated separately to the sale of the property. Further details of the financial benefits can be obtained by contacting Edward Knight Estate Agents.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.