



**EDWARD KNIGHT**  
ESTATE AGENTS

58 ACADEMY DRIVE, RUGBY, CV21 3UF

£475,000







### SUMMARY

An impressive Executive Detached Residence with larger than average plot for the area. Pleasantly located between Hillmorton and the Town Centre this property also occupies a quiet position within the estate. This well presented home offers accommodation over two floors to briefly comprise : Entrance Hall, Lounge/Diner, Office (or Play Room), Kitchen/Diner, Utility Room, Guest W.C, Four Bedrooms, En-Suite, Family Bathroom, Front Garden, Driveway, Garage and a good size Rear Garden.

### LOCATION

Located on the Hillmorton side of Rugby within close proximity to local amenities including; shops, eateries, pharmacy's and good popular schooling. Rugby also offers convenient transport links with good access to major motorways including M1 and M6 and a Railway Station with links to London in only 50 minutes.

### HALLWAY

Composite double glazed front door with windows to each side. Amtico flooring. Stairs to first floor. Wall mounted radiator. Doors off to Lounge, Kitchen, Office & Guest W.C. Spotlights. Understairs storage cupboard.

### LOUNGE/DINER

23' 2" x 11' 4" (7.06m x 3.45m)

uPVC double glazed windows to the front and to the rear aspects. Door to Hall and door to Kitchen. TV & Telephone points. Two wall mounted radiator. Spotlights.



### OFFICE / PLAY ROOM

10' 2" x 9' 1" (3.1m x 2.77m)

uPVC double glazed window to the front aspect. Fitted office furniture. Wall mounted radiator.

### GUEST WC

Amtico flooring. Extractor fan. Low flush W.C. Wall mounted wash hand basin with storage area. Fitted mirrored wall cabinets. Half height tiling. Spotlights. Wall mounted radiator.

### KITCHEN/DINER

17' 2" x 14' 8" (5.23m x 4.47m)

Two uPVC windows onto the garden and double glazed French Doors. Amtico flooring. Door into Lounge. Opening through to Utility Room. Full range of modern gloss base and eye level units with bespoke imported granite work tops. Kitchen island with further cupboards and granite worktop. Wall mounted radiator. Integrated fridge and freezer. Integrated dishwasher. Integrated double oven with gas hob and extractor. Two wall mounted radiators. Spotlights. Two Velux windows. Kickboard illumination. Inset sink/drainage with mixer tap.

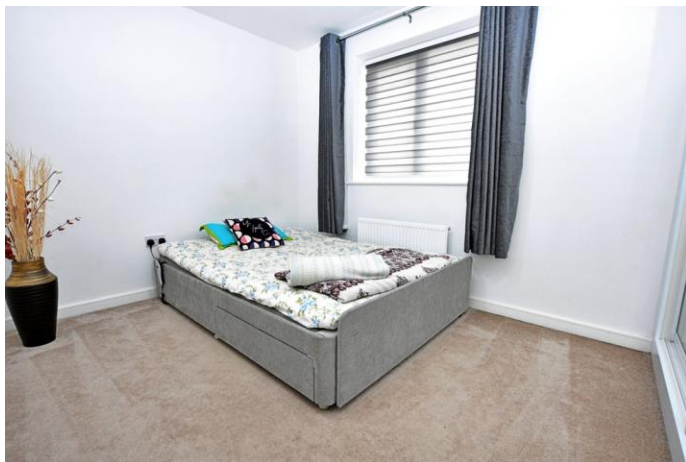
### UTILITY ROOM

Double glazed door onto the driveway. Further storage units. Amtico flooring. Sink/drainage with mixer tap. Wall mounted radiator. Extractor.









#### LANDING

Doors off to all four bedrooms and family bathroom. Loft access hatch. Airing cupboard. Wall mounted radiator.

#### BEDROOM ONE

11' 5" x 13' 3" (3.48m x 4.04m)

Double glazed window to the front aspect. Wall mounted radiator. TV & Telephone points. Door to EnSuite. Fitted wardrobes with kickboard illumination.

#### ENSUITE

Opaque double glazed window. Fully tiled double shower cubicle. Low flush WC. Wall mounted wash hand basin with built in storage. Wall mounted radiator. Extractor fan.

#### BEDROOM TWO

13' 9" x 10' 4" (4.19m x 3.15m)

Double glazed window to the front aspect. Wall mounted radiator. Fitted wardrobes.

#### BEDROOM THREE

10' 10" x 10' 1" (3.3m x 3.07m)

Double glazed window to the rear. Wall mounted radiator. Fitted wardrobes.

#### BEDROOM FOUR

9' 7" x 7' 11" + fitted wardrobes (2.92m x 2.41m)

Double glazed window to the rear aspect. Wall mounted radiator. Fitted wardrobes.

#### FAMILY BATHROOM

Opaque double glazed window. Wall mounted radiator. Fully tiled to include tiled floor. Wall mounted wash hand basin with storage. Extractor fan. Low flush WC. Panelled bath with shower over.

#### FRONT GARDEN

Mainly laid to lawn with decorative planter sections and low maintenance borders. Pathway leading to canopy porch and front door.

#### GARAGE & DRIVEWAY

Private driveway to the side which leads to garage and garden access gate. Garage has metal up and over door, courtesy door into the garden plus power & light connected.

#### REAR GARDEN

Primarily enclosed by timber fencing. Courtesy door into garage. Side gate onto driveway. Patio area.





