



**EDWARD KNIGHT**  
ESTATE AGENTS

22 BARNABY ROAD, BUTTERFIELD GARDENS , RUGBY, CV21 1GB

£375,000







## SUMMARY

We are delighted to offer for sale this immaculate four bedroom detached property which has been improved by the current owner to an extremely high standard. This superb family home is situated in Technology Park, a most desirable centrally located modern development.

In brief, the accommodation comprises of an entrance hall, breakfast kitchen with integrated appliances, cloakroom/ utility room, lounge/ dining room and a superb garden room which makes an ideal entertaining space. To the first floor there are four well proportioned bedrooms with the master bedroom having an en-suite shower room and a family bathroom with a three piece white suite. The property benefits from Upvc double glazing, gas fired central heating and solar panels which are owned outright. Externally the property has a landscaped low maintenance rear garden and drive way leading to a single garage with up and over remote electric door (The current owners have partitioned it to make two storage areas).

Viewing is highly recommended to avoid disappointment.

## LOCATION

Barnaby Road is ideally located within walking distance of Rugby town centre and Rugby railway station. The town itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops.

Within walking distance of the property there are a wide range of amenities which can be found at Elliott's Field and Junction One retail parks



including high street shops, restaurants, a gym and cinema.

Schooling for all ages can be found within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance.

The property is perfectly positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

#### **ENTRANCE HALL**

18' 0" x 6' 5" (5.49m x 1.96m)

#### **CLOAKROOM/UTILITY**

11' 1" x 3' 7" (3.38m x 1.09m)

#### **LOUNGE/DINER**

17' 8" x 14' 4" (5.38m x 4.37m)

#### **GARDEN ROOM**

12' 8" x 8' 2" (3.86m x 2.49m)

#### **KITCHEN/BREAKFAST ROOM**

13' 1" x 10' 7" (3.99m x 3.23m)

#### **BEDROOM**

12' 4" x 10' 6" (3.76m x 3.2m)

#### **BEDROOM**

11' 10" x 10' 5" (3.61m x 3.18m)

#### **BEDROOM**

8' 8" x 7' 0" (2.64m x 2.13m)



#### **BEDROOM**

7' 10" x 7' 3" (2.39m x 2.21m)

#### **BATHROOM**

6' 6" x 6' 5" (1.98m x 1.96m)







Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		