



EDWARD KNIGHT
ESTATE AGENTS

11 ASPEN ROAD, RUGBY, WARWICKSHIRE, CV21 1SF, CV21 1SF

£375,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present for sale this exceptional four-bedroom, three-storey semi-detached townhouse, located on the highly desirable Eden Park development. This immaculate home has been meticulously maintained and significantly upgraded by the current owner, showcasing a superb standard of finish throughout.

Ideally situated, the property offers convenient access to a range of local amenities including well-regarded schools, retail parks, the town centre, and the mainline railway station-making it a perfect choice for families and professionals alike.

Spanning three well-designed floors, the accommodation provides outstanding flexibility and modern living spaces:

Ground Floor

A welcoming entrance hall with a guest cloakroom/W.C. sets the tone for the quality found throughout the home. To the rear, a stunning open-plan kitchen, dining, and family area forms the heart of the property. This beautifully designed space features a stylish fireplace, creating a cosy focal point, and offers an ideal setting for everyday living and entertaining. The kitchen was comprehensively refitted in February 2025 to a contemporary specification, boasting sleek cabinetry, high-end work surfaces, and a full complement of integrated appliances.

First Floor

The first-floor layout includes a light-filled and elegantly appointed lounge, perfect for relaxation. Also on this level is the principal bedroom suite, complete with built-in wardrobes and a luxurious en-suite shower room, which was tastefully modernised in August 2024 to



reflect a contemporary, high-spec finish.

Second Floor

The top floor provides three further generously sized bedrooms, each thoughtfully decorated and offering flexible use as bedrooms, guest rooms, or home office space. A stylish, fully tiled family bathroom serves this floor, featuring a modern three-piece suite and high-quality fixtures.

External Features

The property enjoys both front and rear gardens. The front garden is low-maintenance and private, while the rear garden has been landscaped to provide a beautiful, functional outdoor space. Raised planting beds, a manicured lawn, and a well-positioned seating area combine to create a relaxing retreat or a perfect environment for social gatherings. A charming summerhouse adds character and versatility to the space. The garden is fully enclosed by timber fencing and benefits from dual gated access, including a private path leading to the forecourt and the single garage, providing secure parking and additional storage.

This property presents a opportunity to acquire a family home in a prime residential location. Internal viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

LOCATION

Eden Park enjoys a highly sought-after location that offers the perfect balance between convenient connectivity and lifestyle amenities, making it an ideal choice for families, professionals, and commuters alike.



Strategically positioned in the northern outskirts of Rugby, this modern development benefits from excellent transport links, with swift access to major road networks including the M1, M6, A5, and A14-making regional and national travel exceptionally convenient.

For those commuting to the capital or other major cities, Rugby's mainline railway station is just a short drive away, providing direct and frequent services to London Euston in under 50 minutes, as well as regular connections to Birmingham, Coventry, and the wider Midlands.







In addition to its superb connectivity, Eden Park is perfectly placed for enjoying both retail therapy and the great outdoors. Just minutes away lies the ever-popular Elliott's Field Shopping Park-one of Rugby's premier retail destinations. This vibrant, open-air shopping hub boasts a wide selection of major high street brands and household names including Marks & Spencer, Next, Nike, TK Maxx, and River Island, along with numerous dining options such as Nando's, Costa Coffee, and Starbucks, making it a go-to destination for shopping and leisure.

Nature enthusiasts and families will appreciate the close proximity to Swift Valley Nature Reserve, a picturesque 24-hectare park managed by the Warwickshire Wildlife Trust. The reserve offers a peaceful escape with scenic walking trails, diverse wildlife habitats, and open green spaces perfect for outdoor recreation, dog walking, or simply unwinding amidst nature.

Families are also well served by a selection of well-regarded local schools, with both primary and secondary education options available nearby. The area benefits from an established community feel, with local parks, playgrounds, and open spaces enhancing the appeal for those with children.

Whether you're looking for quick commuting options, weekend leisure, high-quality shopping, or peaceful natural surroundings, Eden Park delivers on all fronts-making it one of Rugby's most desirable and well-rounded residential locations.

ENTRANCE HALL

13' 1" x 7' 7" (max)" (3.99m x 2.31m)

CLOAKROOM/WC

6' 7" x 3' 3" (2.01m x 0.99m)

OPEN PLAN KITCHEN/DINING/LIVING AREA

LIVING/DINING AREA

16' 8" x 15' 3" (5.08m x 4.65m)

KITCHEN AREA

13' 5" x 8' 8" (4.09m x 2.64m)

FIRST FLOOR LANDING

9' 7" x 3' 8" (2.92m x 1.12m)

PRINCIPLE BEDROOM

13' 6(max)" x 12' 1(max)" (4.11m x 3.68m)

EN-SUITE SHOWER ROOM

6' 8(max)" x 6' 7(max)" (2.03m x 2.01m)

SECOND FLOOR LANDING

12' 0" x 3' 8" (3.66m x 1.12m)

BEDROOM

12' 2" x 9' 0" (3.71m x 2.74m)

BEDROOM

14' 1(max)" x 9' 1" (4.29m x 2.77m)

BEDROOM

9' 8" x 7' 5" (2.95m x 2.26m)

BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m)

SUMMER HOUSE

9' 1" x 7' 1" (2.77m x 2.16m)

