



EDWARD KNIGHT
ESTATE AGENTS

18 DORRIT PLACE, BUTTERFIELD GARDENS, RUGBY, CV21 1FZ

£259,950





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present for sale this attractive and well-maintained three-bedroom family home, quietly positioned at the end of a desirable cul-de-sac close to Rugby Town Centre. The property is being sold with no onward chain, making it an ideal choice for buyers seeking a smooth and straightforward purchase.

Perfectly situated for modern living, this home enjoys excellent transport links, including Rugby's mainline railway station offering fast services to London Euston, as well as convenient access to the motorway network. In addition, the popular Elliott's Field Shopping Park and a variety of local amenities are all within easy reach.

The accommodation is thoughtfully arranged over two floors, providing a practical and versatile layout. On the ground floor, the entrance hall offers immediate access to a re-fitted guest WC and leads to both the kitchen/breakfast room and the main living space. The kitchen/breakfast room, located at the front of the property, is generously proportioned and designed to accommodate both cooking and dining, creating an ideal hub for family life. To the rear, the spacious lounge/dining room is filled with natural light and benefits from large windows and patio doors that open directly onto a delightful covered entertaining area, seamlessly blending indoor and outdoor living. Additional storage is provided by an understairs cupboard.



Upstairs, the principal bedroom is a well-appointed retreat, complete with built-in wardrobes and a private en-suite shower room. Two further bedrooms – one double and one well-sized single – along with a modern family bathroom, complete the first-floor accommodation.

Externally, the property occupies an enviable position at the end of the cul-de-sac, which allows for a particularly spacious frontage. A large tarmac driveway provides off-road parking for up to three to four vehicles. The rear garden has been attractively landscaped and offers a superb balance of lawn, established planting, and mature trees. A standout feature is the excellent covered entertaining area, ideal for year-round enjoyment. The garden also benefits from a useful storage shed and gated pedestrian side access.

This superb property represents an excellent opportunity to acquire a modern, low-maintenance home in a peaceful yet highly convenient location. With no onward chain, it is ready for immediate occupation, and early viewing is strongly advised. All appointments are strictly via Edward Knight Estate Agents' Regent Street office.

LOCATION

Dorrit Place enjoys an enviable location, within easy walking distance of Rugby town centre and Rugby railway station, making it perfectly positioned for both town living and commuter convenience.



Rugby town centre offers a diverse mix of amenities, including high street and independent shops, a variety of restaurants, cafes, and bars, catering to a wide range of tastes and lifestyles. For more extensive retail and leisure options, Elliott's Field and Junction One retail parks are also within walking distance, featuring popular high street stores, a modern gym, cinema, and a selection of restaurants, providing everything needed for day-to-day living and entertainment.







The area is well served for education, with schools for all age groups available locally or a short bus journey away. Notably, Lawrence Sheriff School and Rugby School are within walking distance, making the location particularly attractive for families seeking reputable schooling options.

For commuters, Dorrit Place offers excellent connectivity. The property benefits from easy access to major road networks including the M1, M6, M45, and A45. Rugby railway station provides frequent high-speed services to London Euston in under 50 minutes, as well as regular connections to Coventry, Birmingham, and northern cities, making it an ideal base for both professional and leisure travel.

Combining the convenience of town centre amenities, excellent schooling, and outstanding transport links, Dorrit Place represents a highly desirable and well-connected location.

ENTRANCE HALL

6' 8" x 15' 8" (2.03m x 4.78m)

GUEST WC

6' 3" x 3' 4" (1.91m x 1.02m)

KITCHEN/BREAKFAST ROOM

10' 2" x 11' 5" (3.1m x 3.48m)

LIVING/DINING ROOM

15' 6" x 12' 2" (4.72m x 3.71m)

FIRST FLOOR

MASTER BEDROOM

11' 3" x 9' 9" (3.43m x 2.97m)

EN SUITE SHOWER ROOM

5' 8" x 6' 2" (1.73m x 1.88m)

BEDROOM TWO

8' 10" x 11' 1" (2.69m x 3.38m)

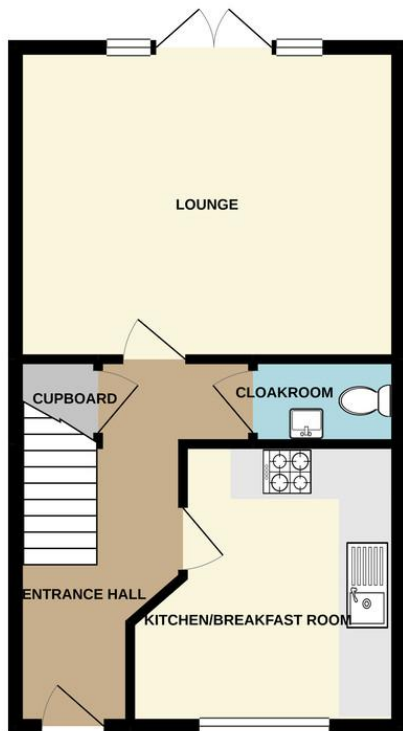
BEDROOM THREE

10' 10" x 6' 6" (3.3m x 1.98m)

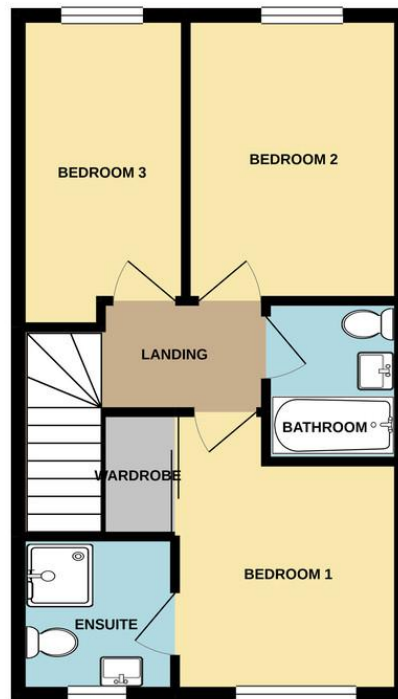
FAMILY BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

GROUND FLOOR
421 sq. ft. (39.1 sq. m.) approx.



1ST FLOOR
421 sq. ft. (39.1 sq. m.) approx.



TOTAL FLOOR AREA : 842 sq. ft. (78.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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