



EDWARD KNIGHT
ESTATE AGENTS

4 WORDSWORTH ROAD, SHAKESPEARE GARDENS, RUGBY, CV22 6HY

OFFERS OVER £350,000





PROPERTY SUMMARY

A spacious detached bungalow situated in the highly sought-after Shakespeare Gardens area.

Edward Knight Estate Agents are pleased to present this deceptively spacious three-bedroom detached bungalow, located in the ever-popular residential area of Shakespeare Gardens. The property offers generous accommodation throughout and is ideally positioned for a wide range of local amenities, including shops, supermarkets such as Sainsbury's, and regular bus services providing convenient access to Rugby town centre and surrounding areas.

The accommodation has been well maintained and provides a practical layout suited to everyday living. The property is entered via an enclosed porch leading into a welcoming entrance hall, which provides access to the main reception rooms. The spacious lounge and dining area enjoys a bright, dual-aspect outlook and offers ample room for both relaxing and entertaining. Sliding doors open through to a conservatory overlooking the rear garden, providing an additional sitting area filled with natural light - a pleasant space to enjoy the garden views.



The kitchen/breakfast room offers a range of wall and base units with work surfaces and space for appliances, along with room for informal dining. An adjoining lean-to provides further useful space, ideal for use as a utility or garden room.

There are three well-proportioned bedrooms, offering flexibility for use as guest rooms, a home

office, or hobbies space. The shower room is fitted with a modern suite, completing the interior accommodation.

Externally, the property features a front garden with established planting and a driveway providing off-road parking, leading to a single garage. The enclosed rear garden is mainly laid to lawn with mature borders and a paved seating area, providing a private outdoor space. A courtesy door offers access to the garage.

Bungalows in this popular location are rarely available, and early viewing is recommended to appreciate the space and potential this home offers.

LOCATION

Ideally positioned just over a mile from Rugby town centre, this property enjoys a highly desirable and well-established residential setting just off the sought-after Dunchurch Road. The location offers the perfect balance of convenience and community, with easy access to local amenities and excellent transport connections. A regular bus service operates just a short walk from the property, while the town centre is only a few minutes away by car - or a pleasant stroll for those who prefer to walk.

Rugby itself provides a comprehensive range of shopping and leisure facilities, including a vibrant independent quarter with cafés, boutiques, and restaurants, as well as popular high-street names and larger retail outlets.

For commuters, Rugby mainline train station offers fast and frequent services to London Euston in under 50 minutes, making the area particularly



attractive to those who travel regularly. The town also benefits from superb road links, with convenient access to the A45, A5, A14, M1, and M6, connecting easily to surrounding towns and major cities across Warwickshire and the Midlands.

Families are exceptionally well catered for, with an excellent selection of both state and private schools nearby, including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff School, Princethorpe College, and the world-renowned





Rugby School.

This combination of accessibility, outstanding education, and strong community appeal makes this area of Rugby a consistently sought-after location for families and professionals alike.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINING ROOM

16' 10" x 16' 0" (5.13m x 4.88m)

CONSERVATORY

14' 3" x 9' 7" (4.34m x 2.92m)

BREAKFAST KITCHEN

11' 10" x 10' 11" (3.61m x 3.33m)

LEAN TO

17' 2" x 4' 4" (5.23m x 1.32m)

BEDROOM

10' 10" x 9' 9" (3.3m x 2.97m)

BEDROOM

11' 5" x 11' 4" (3.48m x 3.45m)

BEDROOM

8' 7" x 8' 1" (2.62m x 2.46m)

SHOWER ROOM



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