



EDWARD KNIGHT
ESTATE AGENTS

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

£370,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present to the market this well-maintained four-bedroom detached residence, situated within a modern and sought-after development. The location offers superb connectivity to major transport routes, including the M6 and M1 motorway networks, and is within convenient walking distance of Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes.

The property, constructed by Taylor Wimpey Homes around ten years ago, offers spacious, well-appointed accommodation arranged over two floors. Upon entering, you are greeted by a generous and welcoming entrance hall that provides access to all principal ground-floor rooms. The contemporary kitchen/breakfast room is fully fitted with a range of modern units and integrated appliances, creating an ideal space for family dining. A useful guest WC is also located on the ground floor for added convenience. To the rear of the home lies a substantial open-plan living and dining room, extending the full width of the property and benefiting from views and direct access to the rear garden, making it a superb area for relaxation and entertaining.

The first floor comprises four well-proportioned bedrooms. The master bedroom features its own private en-suite shower room, while the remaining three bedrooms are served by a modern family bathroom.



Externally, the property benefits from a private driveway providing off-road parking and access to a detached single garage. The rear garden is mainly laid to lawn and includes a patio/entertaining area, perfect for outdoor dining and leisure.

This impressive property is offered to the market with no onward chain, providing an ideal opportunity for buyers seeking a smooth and straightforward purchase. Viewings are strictly by appointment only through Edward Knight's Regent Street offices.

LOCATION

Barnaby Road 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.

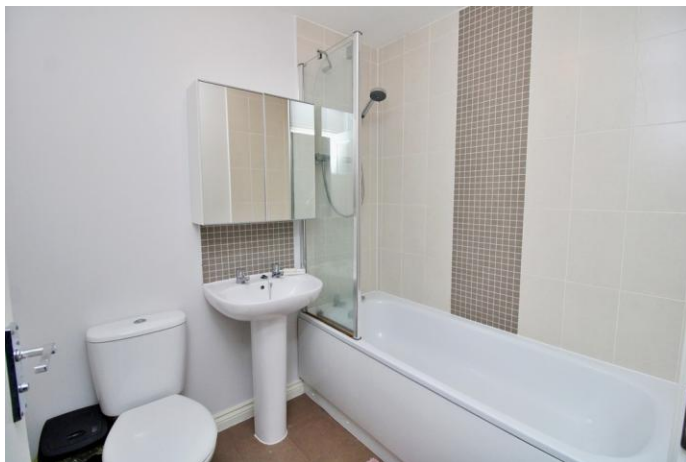
Rugby town centre offers a diverse mix of amenities, including high street and independent shops, a variety of restaurants, cafes, and bars, catering to a wide range of tastes and lifestyles. For more extensive retail and leisure options, Elliott's Field and Junction One retail parks are also within 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, Barnaby Road 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, Barnaby Road represents a highly desirable and well-connected location.

GROUND FLOOR

ENTRANCE HALL

6' 5" x 17' 5" (1.96m x 5.31m)

GUEST WC

6' 8" x 3' 7" (2.03m x 1.09m)

KITCHEN BREAKFAST ROOM

10' 6" x 13' 3" (3.2m x 4.04m)

LIVING DINING ROOM

14' 1" x 17' 9" (4.29m x 5.41m)

FIRST FLOOR

MASTER BEDROOM

10' 6" x 12' 5" (3.2m x 3.78m)

EN SUITE SHOWER ROOM

7' 2" x 4' 8" (2.18m x 1.42m)

BEDROOM TWO

10' 7" x 11' 11" (3.23m x 3.63m)

BEDROOM THREE

8' 10" x 7' 1" (2.69m x 2.16m)

BEDROOM FOUR

7' 6" x 7' 1" (2.29m x 2.16m)

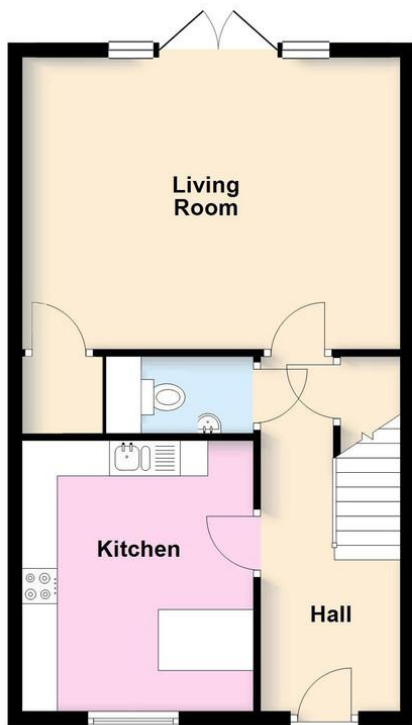
FAMILY BATHROOM

5' 9" x 6' 8" (1.75m x 2.03m)

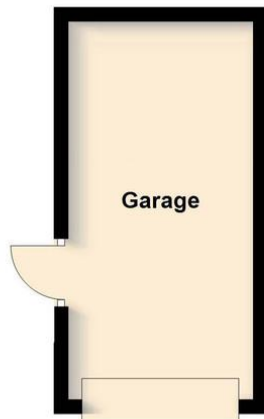
OUTSIDE

DETACHED GARAGE

Ground Floor



Garage



First Floor

