



 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Rugby












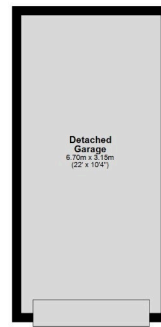
5 Bedrooms | 4 Bathrooms | 2 Reception Rooms | Garage



22 SWIFT AVENUE

RUGBY, CV21 1RQ

-  Beautiful Location Close to Swift Valley Nature Reserve
-  Upgraded Kitchen and En-suites
-  Outside Entertaining Spaces
-  Over Three Floors
-  Four Bathrooms
-  Stunning Interior
-  Five Bedrooms
-  Detached
-  Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL

 01788 220 162

 07788 122 675

 amanda@campbell-online.co.uk

Do you think all estate agents are the same? NO THEY ARE NOT! If you need an agent to be efficient, professional, engaging and friendly then use Amanda and Sian at Campbells in Daventry. If you aren't fussed about those things, use them anyway - BRILLIANT! Simply brilliant and streets above the rest we experienced. From the moment we met Amanda to discuss the sale, we were pleased there was no difficult decision to make. Her passion and dedication were and still are clear to see. Amanda assisted by Sian communicated brilliantly, overcame potential issues and simply went above and beyond during the process. All the time they were a joy to speak with, professional but friendly and engaging.

BY: Luke, Weedon - 21st June 2024
ABOUT: Amanda & Sian

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Five Bedroom Detached Property For Sale in Rugby, Warwickshire. Built by Cala Homes to the Linton Design, this stunning Five-Bedroom Home has had one, very careful owner from new.

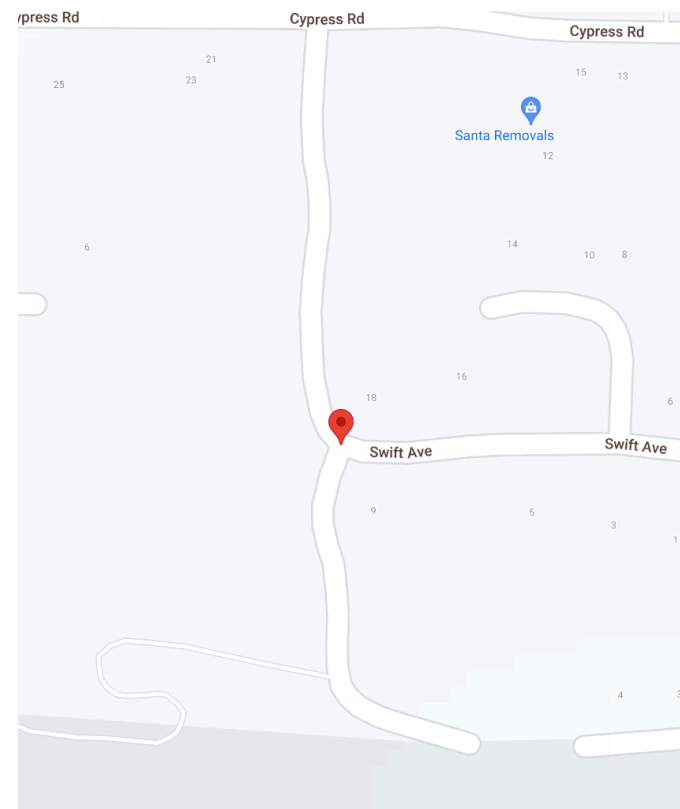
This one stands out as it is the only one of its design to have the Juliette Balcony. The views offered feel like you are on holiday. The current owners have greatly enhanced this home even though it is only just over 10 years old - improvements have been made to the kitchen and en-suites as well as flooring, décor and the amazing outside space. Upon entering the style and elegance this home offers is very evident. There's a large welcoming entrance hall with a storage cupboard for coats and shoes - everything you don't want on show. The heart of the home is the open-plan living area with upgraded kitchen which now boasts quartz work surfaces. There are two self-cleaning Smeg ovens, a Smeg hob, dishwasher and fridge freezer as well as an integrated washing machine. A breakfast bar with built in wine fridge makes this space very sociable. The living area is great for sitting together and enjoying family time. Also on the ground floor is a separate dining room or fifth bedroom. Cala homes are great for future proofing.

Opposite this room is a downstairs shower room so if you need a downstairs bedroom and washing facilities this home has it. On the first floor the gorgeous lounge is a place to really relax in. There's a further guest bedroom with dressing area and en-suite as well as two further bedrooms one of which is currently used as an office. The second floor is all about the principal suite - this is the height of luxury with built in wardrobes, dressing area, en-suite and a stunning balcony to sit out and watch the sun set or enjoy your morning coffee in peace before the day starts. This space is like a boutique hotel room. The standard continues outside with the most incredible outside space. It's low maintenance as low as being private. There are various areas for eating and relaxing as well as a hot tub. There are outside power sockets and a tap. The current owners have added an electric roller-door to the carport, there's off road parking for three vehicles and an EV charge point has been added. The garage has storage as well as power and light.



LOCATION

The property sits surrounded by trees and nature, those who have a dog or enjoying walking literally can step outside and be on the nature walks. With Swift Valley nature reserve and canal side walks on your doorstep this home just keeps on giving. Eden Park is a lovely area with a nursery and primary school. It is very close to Elliott's Field Retail Park and is great for commuters being close to all major road and rail links. Eden Park has NO maintenance charge to pay. London is less than 1 hour away by train.



Council Tax: F

EPC: C

"This is somewhere you'll be proud to call home not just because of the property but also its wonderful location. In fact only one of the properties in this row has ever changed hands which speaks volumes for the homes, the location and the neighbours."