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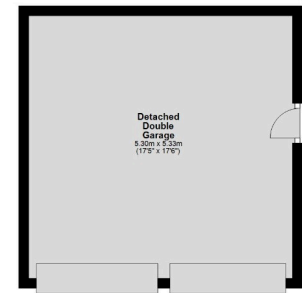
# campbells

*of Rugby*



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Double Garage

Ground Floor



First Floor



**LOCAL PROPERTY EXPERT AMANDA LOYDALL**

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Amanda and Sian were excellent throughout our house purchase, always available to answer questions with prompt communication and diligent support. We couldn't have asked for a more smooth experience. Thanks again.

**BY: Javid, Rugby - 5th August 2024**  
**ABOUT: Amanda and Sian**



**23 ROWE CLOSE**

RUGBY, CV21 4DL

-  Premium Cul-De-Sac Location in Sought After Area of Hillmorton
-  Four Bedroom Detached Property
-  Downstairs Study / Third Reception Room
-  Beautiful Replaced Kitchen/Breakfast Room and Dining Area
-  Large Double Garage With Large Driveway
-  Spacious Lounge with Bay Window
-  Utility Room and Downstairs Cloakroom/WC
-  Former Show Home Tastefully Updated
-  Private, Sunny Rear Garden

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.



## Four Bedroom Detached Property For Sale in Hillmorton, Rugby.

Built in 2006, by Laing Homes to the Hagley design this four-bedroom detached property is the ex-show home.

Sitting in a small cul-de-sac location within the Hillmorton area of Rugby it is both highly regarded for schooling and easy for commuters.

The downstairs layout has been completely remodelled and now offers a modern contemporary feel.

The whole of the downstairs has replaced flooring which flows from the spacious welcoming entrance through to the study, open plan kitchen diner, utility and downstairs loo.

The lounge has cosy carpet which is also new.

The heart of the home has to be the open plan kitchen dining room.

The new kitchen is stunning. Fitted by Rugby Fitted Kitchens it is exceptional quality and has high-end built-in appliances as well as quartz work surfaces and a Quooker tap. If you fancy a kitchen disco there's remote control under counter lighting and you can change the colour to the ambience required!

I love the fact that the doors open onto the slate patio so when you're entertaining the whole space becomes one.

The breakfast bar is a great addition and makes the space even more sociable.

The lounge to the front is both spacious and light although with the gas living flame effect fire it also makes it cosy on those winter evenings.

On the ground floor there's a study or third reception/playroom as well as a downstairs loo.

Access to outside can also be gained from the side door in the utility so if you are washing the cars on the huge driveway, it's handy as it is really close to the outside tap and power sockets.

Upstairs you'll find four bedrooms the family bathroom and ample storage.

The principal bedroom has fitted wardrobes and a luxurious replaced en-suite with a bath as well as a shower.

It's like staying in a boutique hotel every night.

The second bedroom also has fitted wardrobes and bedrooms three and four are both doubles.

The family bathroom has been replaced and now has a P-shaped bath with shower over.

Internally this home ticks all the boxes and just keeps on giving when you get outside.

The garden has been landscaped and has an elegant slate patio, it is both private and sunny.

Great for family BBQ's or a glass of wine to relax in the evening the great thing is boring things like the shed are discreetly hidden.

Behind the double garage is an 8' x 6' shed - what a great use of space.

The double garage has a personal door from the garden and has been created into a utility area using the old kitchen units.

The double garage is so useful the current occupiers don't use the loft in the house they use the eves storage in the garage.

The large driveway offers ample off-road parking and as mentioned it has an outside tap, power sockets and an EV charger.

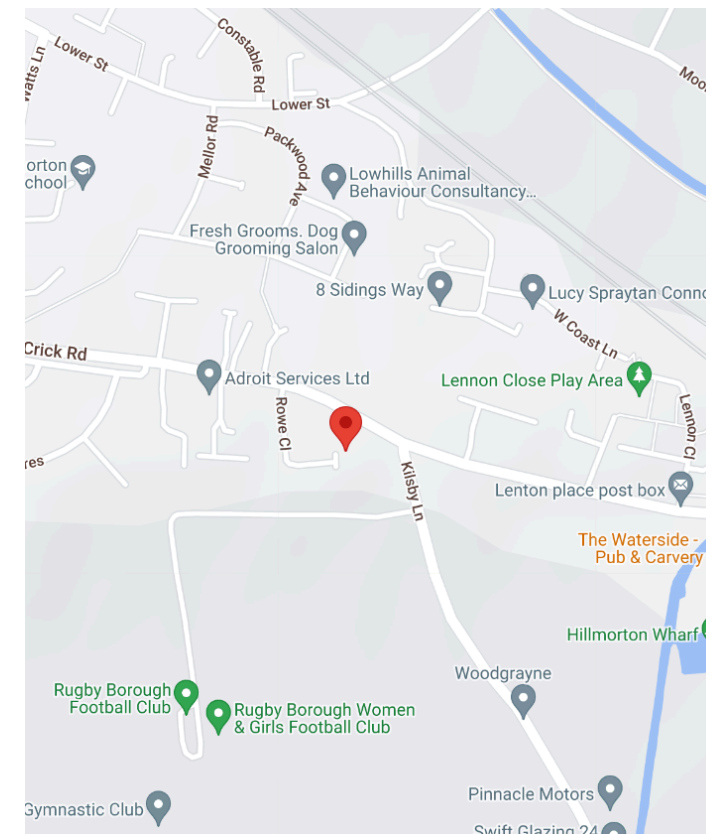
## LOCATION

This is a super family home in a brilliant location.

Situated on the sought after Hillmorton area of Rugby close to local amenities and good schooling this is a property worth viewing.

There are many sporting clubs close by as well as green areas.

Rugby is great for commuting - you can be in London in less than an hour by train from Rugby Station.



Council Tax: F

EPC: C

*“Having been lived in by the same family since it was built, it has been meticulously cared for and updated.”*

