



Not for marketing purposes INTERNAL USE ONLY

Curtis Close  
RUGBY



### Property Description

Connells are proud to introduce this charming, beautifully presented, four bedroom semi-detached home on Curtis Close in Rugby. Curtis Close is tucked away in a quiet and private cul de sac, surrounded by a lovely nature reseviour. In brief, this modern residence comprises of; entrance hall, downstairs cloakroom, family lounge, open plan kitchen/diner, four generous size bedrooms with en suite to master and family bathroom. Externally, there is a well maintained rear garden, single garage to the side, plus allocated off road parking for approximately three vehicles. This property also benefits from gas central heating and double glazing.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Curtis Close is situated in an ideal location and further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.



There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, Rugby College and the renowned Rugby School. Rugby also offers an extensive range of shopping facilities, including Elliott's Field retail and Leisure park and The Clock Towers shopping centre.

## Approach

The property is positioned towards the corner of the street, with views of greenery to the front, and the parking and garage located at the side. The main entrance door at the front leads onto;

## Entrance

A welcoming and roomy entrance hall with stairs rising to the first floor landing and access doors to the ground floor reception rooms.

## Downstairs Cloakroom

With low level WC and sink.

## Lounge

A large family lounge featuring a bay window to the front aspect and window to the side aspect.

## Kitchen/Diner

A bright and airy, modern open plan kitchen/diner featuring a range of wall and mount base units, double doors which lead conveniently to the rear garden ideal for sunny days, plus a window to the rear aspect. Integrated appliances are to a double oven, six ring gas hob and extractor fan, sink & drain, fridge freezer and dish washer. There is also additional space for a washing machine.

## Landing

First floor landing with a built in cupboard holding the water tank, and access doors to the first floor reception rooms.

## Bedroom One

The spacious master bedroom features space for a wardrobe and window to the front aspect.

## En Suite

En suite off bedroom one with a double walk in shower, low level WC, sink and frosted window to the side aspect.

## Bedroom Two

Featuring space for a wardrobe and window to the rear aspect.

## Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

## Bedroom Four

Featuring space for a wardrobe and window to the front aspect.

## Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink and heated towel rail.

## Garage

A single attached garage with an up and over & light and power.

## Parking

This property comes with allocated off road parking for approximately three vehicles to the side.

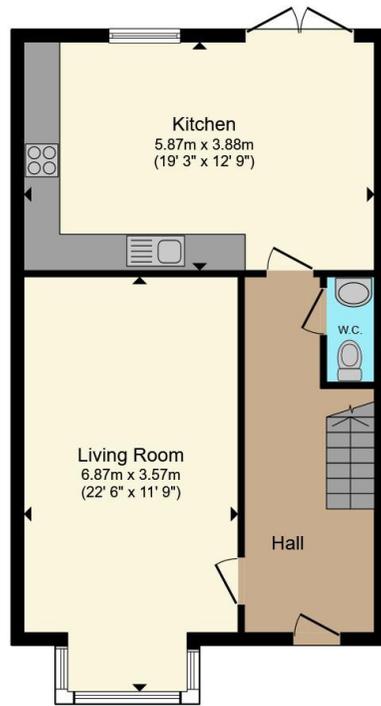
## Rear Of Property

An expansive and private rear garden laid to lawn with patio area and side accessibility.

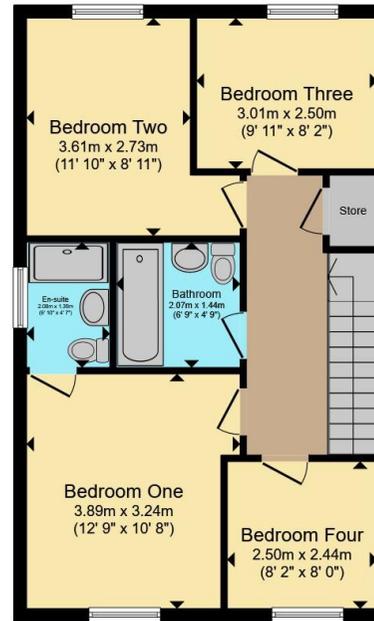




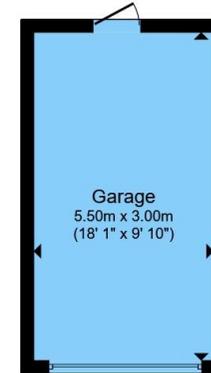




**Ground Floor**



**First Floor**



**Garage**

Total floor area 132.5 m<sup>2</sup> (1,426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY107973 - 0003