



Curtis Close,

complete 
ESTATE AGENTS

Curtis Close, Rugby

Complete Estate Agents are delighted to welcome to the market a Four Bedroom Executive Detached Family Home built in 2015. The Property is in close proximity to Town Centre, Retail Parks and walking distance to Rugby Train Station and College. The Property comprises of Entrance Hall, Lounge, Downstairs WC, Spacious Modern Kitchen/Dining Area and Utility Room. Upstairs there are Four Good Size Bedrooms, Master Bedroom with Modern Ensuite Shower Room and there is a Modern Family Bathroom. Well presented Gardens to Front and Rear with Open aspect views to the Front. Single Garage and Driveway. Viewing is essential to appreciate this delightful home.

Entrance Hall

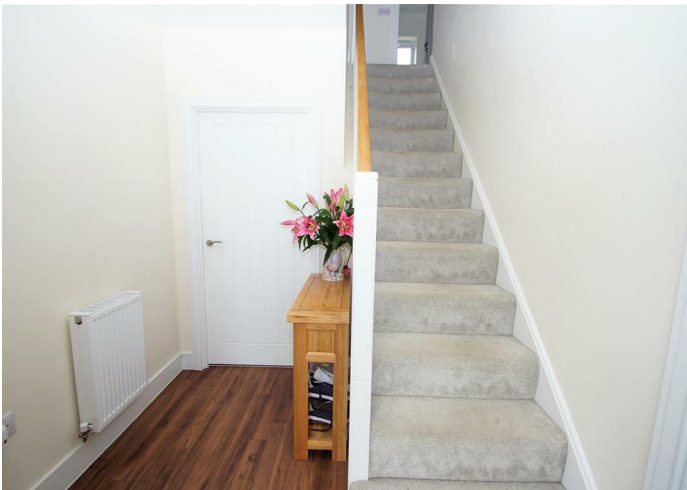
Wooden effect flooring throughout, doors to all rooms, stairs to first floor and radiator

Lounge 14'9" x 13'9" (4.5 x 4.2)

Double glazed box bay window to front, double glazed window to side and radiator.

Spacious Modern Kitchen/Dining Area 26'6" x 12'1" (8.1 x 3.70)

Having a range of Base, drawer and wall units with worktops over. One and a half sink with drainer, integral five ring gas hob with overhead extractor unit and eye level double oven. Integral Dishwasher, Integral Fridge/Freezer, tiling to splash back areas, double glazed French Doors leading to the garden, double glazed window to rear, storage cupboard and radiator.



Utility Room 6'10" x 6'6" (2.1 x 2.0)

Plumbing and space for washing machine, space for tumble dryer and storage cupboard.

Downstairs WC

Low level wc, wash hand basin, tiling to splash back areas, radiator and double glazed window to front.

Landing

Airing Cupboard and loft hatch.

Master Bedroom 13'9" x 13'5" (4.2 x 4.1)

Fitted wardrobes, radiator, double glazed window to front and door leading to Ensuite Shower Room.

Modern Ensuite Shower Room

Low level WC, Shower cubicle, double glazed window to side, wash hand basin, tiling to splash back areas and heated towel rail.

Bedroom Two 13'5" x 10'2" (4.1 x 3.1)

Fitted Wardrobes, Double glazed window and radiator.

Bedroom Three 10'2" x 8'10" (3.1 x 2.7)

Double glazed window to rear and radiator

Bedroom Four 8'10" x 8'10" (2.7 x 2.7)

Double glazed window to front and radiator

Modern Bathroom

Low level wc, panelled bath, wash hand basin, tiling to splash back areas, heated towel rail, double glazed window to rear.

Rear Garden

Patio area, fencing to all sides, borders and side access. Direct access to garage.

Front Garden

Pathway leading to front and shrubs and borders.

Garage

Up and over door and side door leading to rear garden.

Driveway

In front of garage and space in front of property.



About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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