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Vermillion Way, Ashlawn Gardens  
Asking Price £410,000

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ESTATE AGENTS

# Vermillion Way, Ashlawn Gardens, Rugby

Nestled in the desirable area of Vermillion Way, Rugby, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts four well-proportioned bedrooms, ensuring ample space for family and guests alike.

The master bedroom features a convenient en suite bathroom, adding a touch of luxury to your daily routine. In addition to the en suite, the house includes a second bathroom, making it ideal for busy households.

One of the standout features of this home is its beautifully landscaped garden, which offers a serene outdoor space. The garden is perfect for summer barbecues or enjoying a quiet evening under the stars.

Furthermore, the property is equipped with solar panels on the roof, promoting energy efficiency and potentially reducing your utility bills. This eco-friendly feature is a significant advantage for those looking to lessen their environmental impact.

Completing this impressive property is a garage, providing secure parking and additional storage space. This house on Vermillion Way is not just a home; it is a lifestyle choice that combines modern amenities with a tranquil setting. Do not miss the opportunity to make this delightful property your own.

## Entrance Hall

## Cloakroom

Low Flush WC. Wash hand basin. Radiator

## Lounge 16'1" x 10'2" (4.91 x 3.10)

Radiator. Window to front

## Kitchen / Dining Room 18'4" x 14'0" (5.61 x 4.29)

An array of base cupboards and drawers with eye level units above. Sink unit. Built in electric double oven. Gas hob with extractor above. Island with cupboards under. Dishwasher. Doors to garden. Storage cupboard.

## First Floor Landing

Doors to



### **Bedroom One 10'4" x 9'3" (3.17 x 2.82)**

Radiator. Window to rear

### **En Suite**

Glazed walk in shower. Low flush WC. Wash hand basin.

### **Bedroom Two 11'6" x 9'2" (3.51 x 2.81)**

Radiator. Window to front

### **Bedroom Three 8'11" x 6'8" (2.74 x 2.05)**

Radiator. Window to front

### **Bedroom Four 8'11" x 7'1" (2.73 x 2.16)**

Radiator. Window to rear

### **Bathroom**

Low flush WC. Wash hand Basin. Panelled bath. Window to side.

### **Rear Garden**

Landscaped with artificial grass with timber raised borders. Decked area with paving.

### **Front**

### **Garage**

Single garage with up and over door.

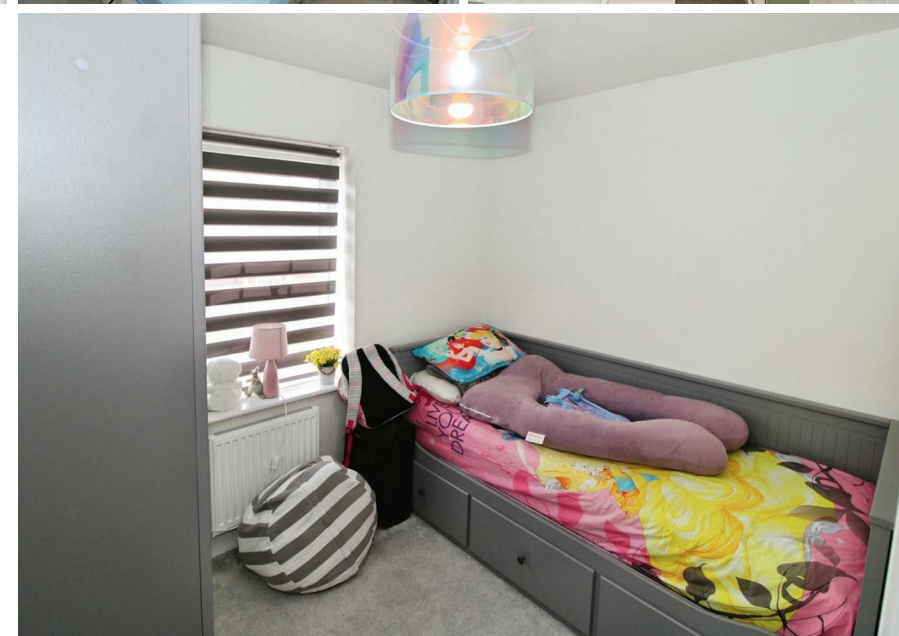
### **About Rugby**

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			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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