



LONG HASSOCKS

RUGBY, CV23 0JS

GUIDE PRICE £525,000
FREEHOLD

Set within a highly desirable estate in the heart of the sought-after town of Rugby, this immaculately presented five-bedroom detached home is offered to the market with no onward chain.

Ideally located, the property benefits from a wealth of local amenities and excellent road links right on its doorstep, making it perfectly suited to families and commuters alike. Combining generous living space with a prime location, this exceptional home has much to offer its next owners.

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• Immaculate Family Home • 5

Bedrooms • Landscaped Garden • Sauna Cabin
& Swim Spa • Double Garage • Gated Off Road

Parking • Versatile Home • 3

Bathrooms • Guest W/C • Separate Dining
Room



Ground Floor:

-Upon entering the property, you are welcomed into a spacious central hallway that immediately sets the tone for the rest of the home, creating a bright and inviting first impression.

-Stretching the full depth of the property is the spacious, bright and airy lounge, which is flooded with natural light thanks to its dual-aspect windows. French doors provide seamless access to the rear garden, and a feature fireplace provides a genuinely homely feel, creating the perfect space for both relaxing and entertaining.

-At the heart of the home is the modern, fully fitted open-plan kitchen/breakfast room, providing the perfect space for family mealtimes and entertaining guests.

-Beautifully designed, this attractive room features a central island and bi-folding doors that open onto the rear garden, creating a wonderful indoor-outdoor living experience. The kitchen is fitted with a range of integrated appliances, including a dishwasher, double oven and induction hob and offering both style and practicality.

-The kitchen conveniently leads to a practical utility room, which is fitted with additional storage units, integrated fridge/freezer, washing machine, hand basin and direct access to the rear garden.

-Located at the front of the home is a separate dining room, offering excellent versatility. While ideal for formal dining, this flexible space would also make a perfect home office, children's playroom or additional reception room to suit a variety of lifestyles.

Completing the ground floor accommodation is a convenient guest WC.

First Floor:

-The principal bedroom is a generously proportioned double room, benefitting from the luxury of built-in wardrobes and a modern en-suite shower room, creating a comfortable and private retreat.

-The first floor is also home to bedrooms four and five. Bedroom four is a well-proportioned double room, benefitting from built-in wardrobes,

while bedroom five is a generously sized single room benefitting from a built in wardrobe, that would also make an ideal home office or nursery, offering excellent flexibility to suit a variety of needs.

-The family bathroom is conveniently located to serve the bedrooms and is finished to a modern standard, in keeping with the rest of the home. It is fitted with a panelled bath with a handheld shower attachment, wash hand basin, WC and a heated towel rail.

Second Floor:

-The top floor is home to bedrooms two and three, both of which are generously sized double rooms complete with fitted wardrobes. These well-appointed bedrooms are served by a stylish Jack and Jill en-suite shower room, offering both convenience and privacy.

Garden, Exterior and Further Property Information:

-Stepping outside, the property benefits from an immaculately presented, low-maintenance rear garden, thoughtfully landscaped with an artificial lawn, a paved patio and composite decking. This superb outdoor space is further enhanced by a high quality swim spa and a sauna cabin, creating the perfect setting for relaxing or entertaining family and friends throughout the year.

-Further enhancing this exceptional family home is gated off-road parking, a double garage with power and lighting, gas central heating and double glazing throughout.

-Surrounded by an excellent range of local amenities and superb road links, this attractive family home combines generous living space with an outstanding location, offering the very best in modern family living.

Important Property Information:

Tenure: Freehold

Local Authority: Rugby Borough Council

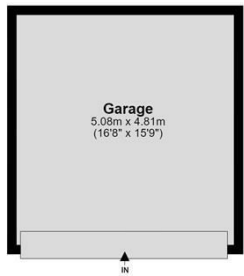
Council Tax Band: F

EPC: C



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Ground Floor
Main area: approx. 66.9 sq. metres (720.4 sq. feet)
Plus garages, approx. 24.4 sq. metres (263.0 sq. feet)



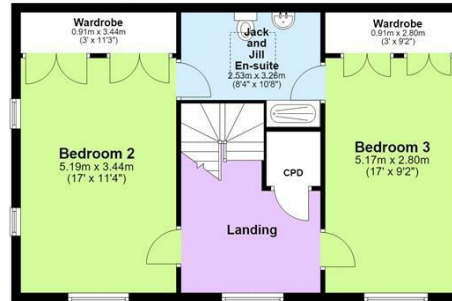
Main area: Approx. 185.2 sq. metres (1993.5 sq. feet)
Plus garages, approx. 24.4 sq. metres (263.0 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

First Floor
Approx. 61.3 sq. metres (659.7 sq. feet)



Second Floor
Approx. 57.0 sq. metres (613.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	85
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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