

1 Hayes Close  
Rugby  
CV21 1JG







# 1 Hayes Close

£375,000

## Front Exterior

Approached via a spacious block-paved driveway, the front exterior boasts a classic brick façade and a large integral garage with a roller door. The property sits neatly within its plot, complemented by a tidy front lawn area and access to the side of the house.

## Entrance Hall

On entering, the hallway provides a bright, welcoming space featuring carpeted flooring and a wooden handrail along the staircase. Doorways lead off to the kitchen, lounge/diner, and w/c, while the hallway's layout allows for a smooth flow through the ground floor.

## Lounge/Diner

Stretching almost the full depth of the house, the lounge/diner is a generous and versatile space. Large windows and double doors at the far end allow ample natural light to flood in, creating a bright and airy atmosphere. The room features a fire with a carved surround and has space at the far end for a dining table. Neutral wall textures and carpeted flooring add warmth throughout.

## Kitchen

The kitchen is well-equipped with a range of cream cabinetry and contrasting work surfaces. A large window above the sink provides garden views and plenty of daylight. The room has a practical vinyl floor and a door leading to the side of the property.

## WC

Conveniently positioned off the hallway, the ground floor WC is fully aqua boarded with a modern, glossy finish. It comprises a close-coupled toilet and a compact wash basin with storage cupboard beneath, illuminated by a frosted window providing natural light.

## Bedroom 1

The principal bedroom is a spacious retreat with a large window overlooking the front garden. It benefits from built-in wardrobes with wooden doors and ample room for a large double bed and bedside furniture.

## Bedroom 2

Bedroom 2 offers a bright and airy feel with a large window to the rear garden and neutral décor. It is carpeted, with two built-in wardrobes providing useful storage space. The room comfortably accommodates a double bed and additional furniture.

## Bedroom 3

A cosy single bedroom with a window overlooking the front of the property. The room features neutral carpeting and walls, with ample space for a single bed and wardrobe or chest of drawers.



#### **Bedroom 4**

Another single bedroom positioned to the rear of the property with a window providing garden views. It benefits from carpeted flooring and neutral wall tones, suitable for use as a child's bedroom, study, or guest room.

#### **Shower Room**

The shower room is fitted with a walk-in enclosure featuring a glass door, a vanity sink with under storage, and a close-coupled WC. The room is finished with light-toned wall panels and a window for ventilation and natural light.

#### **Rear Garden**

A well-maintained rear garden offers a lawn bordered by mature shrubs and trees. There is a raised decking area perfect for outdoor seating or dining, and a shed providing useful storage. The garden enjoys a good level of privacy and sunshine throughout the day.

#### **Garage**

The garage is integral to the property, accessed via the front driveway. It provides ample space for a single vehicle and additional storage.

#### **Rugby Town Overview**

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

#### **About The Agent**

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don't hesitate to call us. One of our friendly team members is ready to assist you:

Local Authority  
Rugby Borough Council

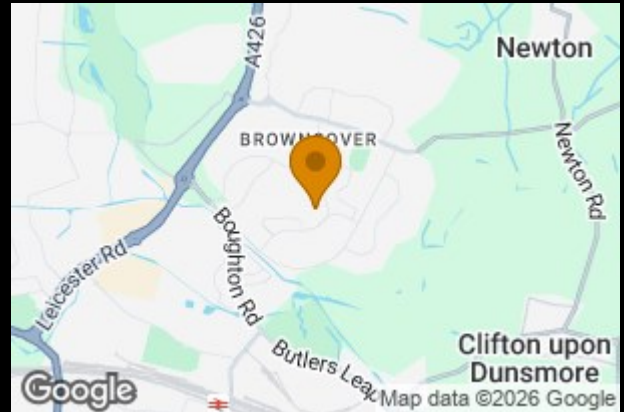
Council Tax Band  
C

EPC Rating  
D

Directions

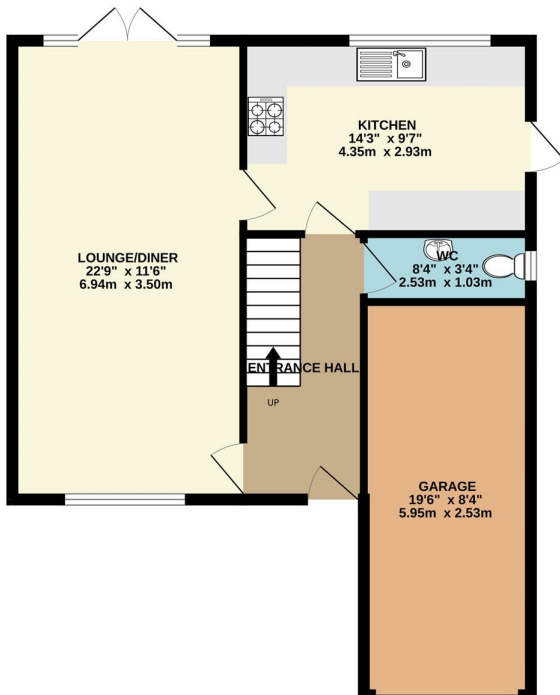
| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  | 67      | 74        |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

England & Wales EU Directive 2002/91/EC

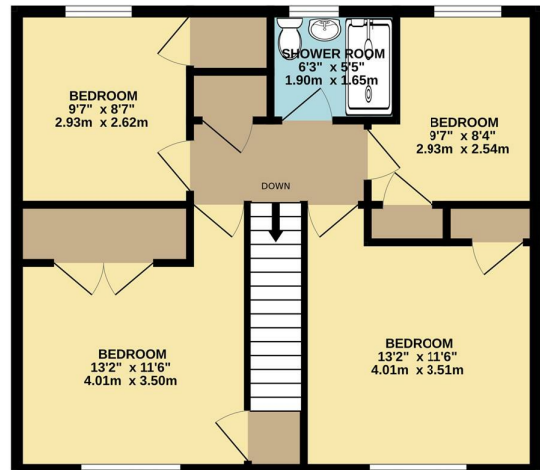


**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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