

5 Edyvean Close
Rugby
CV22 6LD



5 Edyvean Close Bilton, Rugby, CV22 6LD

£475,000

Lounge/Diner

The lounge and dining area is a spacious, inviting room filled with natural light from a large bay window and further illuminated by the adjoining conservatory. It features a feature wall with stone cladding that houses a modern electric fireplace beneath a mounted TV, creating a cosy yet contemporary focal point. Soft carpeting and neutral decor provide a warm, comfortable atmosphere, complemented by elegant furnishings and display shelving that add character to the space.

Conservatory

This bright conservatory extends the living space with ample windows on all sides, bathing the room in natural daylight. It has a clean, fresh feel with light-coloured walls and dark wood-effect flooring. The white dining table and grey high-backed chairs make this an ideal setting for casual dining or afternoon tea while enjoying views of the garden. Double doors lead out to the outside, enhancing the flow between indoors and outdoors.

Kitchen

The kitchen is a sleek, modern space fitted with high-gloss cabinetry in a soft grey tone and complemented by wood-effect flooring. It offers a range of integrated appliances including an oven, microwave, and coffee machine, arranged to maximise efficiency. The large window above the sink provides a pleasant outlook and brings in plenty of daylight. Recessed ceiling lights add to the bright and airy feel of this well-equipped kitchen.

Cloakroom

This compact but stylish cloakroom features a contemporary vanity unit with patterned splashback tiling and a wall-mounted basin. A polished chrome towel radiator adds both warmth and function. The space is finished with light floor tiles and a small opaque window that provides privacy while allowing natural light in.

Study

The study is a quiet, well-lit room with wood-effect flooring and neutral walls. Furnished with a large desk and shelving, it offers plenty of storage and workspace, making it ideal for working from home or studying. The window allows natural light to brighten the room, creating a pleasant environment for concentration.

Bedroom 1

Bedroom 1 is a spacious and bright room featuring a large window that floods the space with natural light. Neutral carpeting and walls create a calming atmosphere, complemented by fitted mirrored wardrobes that provide excellent storage while enhancing the sense of space. The room is styled with modern fixtures and black bedside lighting, making it a tranquil retreat.

Bedroom 2

Bedroom 2 offers a generous living space with a large window that fills the room with daylight. The room is carpeted in a soft neutral tone and decorated simply to allow personal touches. It presents a versatile space suitable for use as a child's bedroom or guest room.

Bedroom 3

Bedroom 3 is a smaller room with a window to the front, featuring neutral carpets and walls. It offers a cosy space suitable for a child's bedroom or perhaps a home office.

Bedroom 4

Bedroom 4 provides a bright and compact space with a window overlooking the rear. Neutral décor and carpeting make it a flexible room suitable for various uses including a child's bedroom or hobby room.

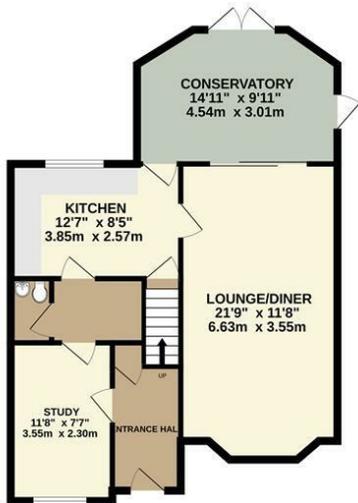
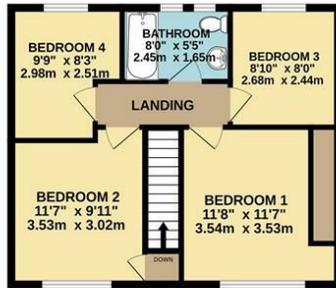
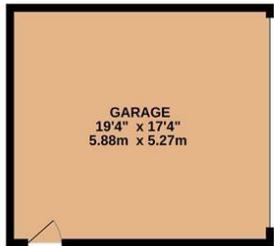
Bathroom

The family bathroom is fully tiled in a modern grey scheme with contrasting dark hexagonal tiles on one wall. It is equipped with a wide vanity unit with twin sinks, a wall-mounted WC, and two windows that fill the room with natural light. The overall effect is sleek, contemporary, and practical.



GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



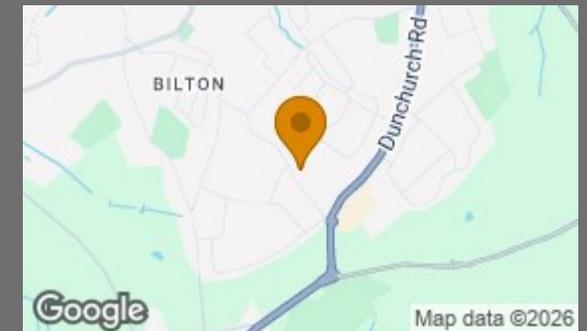
TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

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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- * FOUR BEDROOM DETACHED
- * LOUNGE WITH AIR-CON
- * KITCHEN WITH APPLIANCES
- * STUDY
- * GROUND FLOOR W/C
- * CONSERVATORY
- * SIZABLE BEDROOMS
- * SUITED BATHROOM WITH SHOWER
- * DOUBLE DETACHED GARAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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	



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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