26 Swift Avenue

Rugby

Warwickshire

CV21 1RQ

Cadman Homes

Family Owned, Family Run, Family Values

26 Swift Avenue

£499,950

Entrance Hall
The entrance hall welcomes you with its warm wood-effect flooring and crisp white walls, creating a bright and inviting first impression. It features a staircase leading to the upper floors and doors opening to both the living room and kitchen/diner, as well as access to a downstairs WC for convenience.

Kitchen/Diner -
Spacious and light-filled, the kitchen/diner offers a sleek and contemporary space with glossy cabinetry complemented by shiny tiled flooring. The kitchen area is fitted with modern appliances including an oven and hob, while the dining area provides ample space for a family table and enjoys natural light from a window to the rear and a door leading to the utility room.

Utility Room -
The utility room is a practical addition with tiled flooring, fitted storage cupboards and a sink. It provides handy access to the outside via a rear door, making it ideal for laundry and additional storage needs.

Living Room -
The living room is generously proportioned, featuring wood-effect flooring and a pair of French doors that open directly onto the rear garden, allowing plenty of daylight to fill the space. The room is spacious enough to create a comfortable seating area and is perfect for family relaxation or entertaining guests.

WC -
This convenient downstairs WC features wood-effect flooring and neutral decor, fitted with a toilet and wash basin, providing an essential amenity for guests and household members alike.

Bedroom 1 -
Bedroom 1 is a good-sized double room, carpeted and neutrally decorated, offering a peaceful retreat. It benefits from an adjoining ensuite shower room and a spacious walk-in wardrobe, providing excellent storage and privacy.

Walk in Wardrobe -
The walk-in wardrobe adjoining Bedroom 1 provides excellent storage with fitted shelving and hanging space, carpeted for comfort, and decorated in neutral tones. It enjoys a window that brings in natural light to this quiet dressing area.

Ensuite -
The ensuite shower room attached to Bedroom 1 features tiled walls and flooring, a walk-in shower enclosure, a modern basin, and a low-level toilet. A window allows for natural light and ventilation, making this a bright and comfortable space.

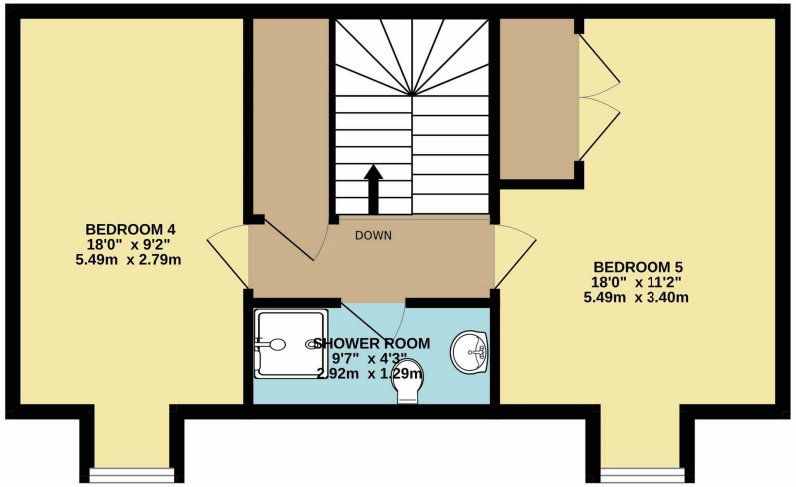
Bedroom 2 -
Bedroom 2 is a spacious double room carpeted for comfort, with a large window that fills the room with light. It offers ample space for bedroom furniture and creates a welcoming atmosphere.

Bedroom 3 -
Bedroom 3 is a comfortable double room with carpeted flooring and neutral decor. Its generous proportions make it suitable for a variety of uses, from a guest room to a home office or nursery.

Bathroom -
The family bathroom is well-appointed with modern fixtures including a bath with shower attachment, a separate shower cubicle, a toilet, and a basin. Tiled walls and floors complete this clean and practical space, which benefits from a window for natural light.

Bedroom 4 -
Bedroom 4 is a spacious and bright room located on the second floor. It features carpeted flooring and enjoys natural light through a front-facing window. There is also built-in storage making it a versatile living space.

2ND FLOOR



Local Authority

Council Tax Department

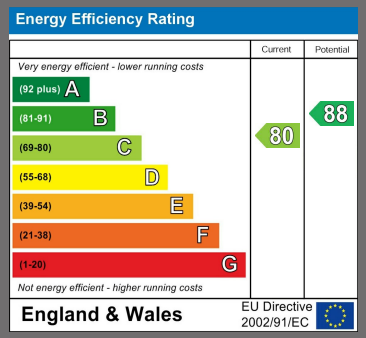
Council Tax Band

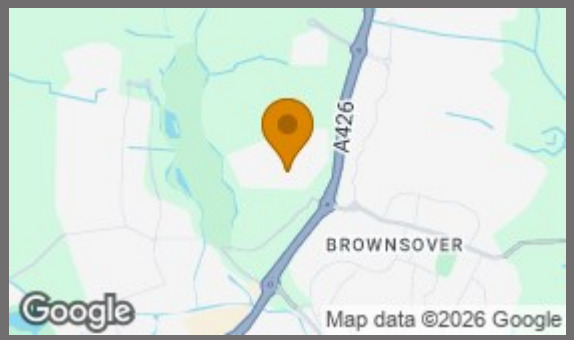
F

EPC Rating

C

Directions





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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