



The Rugby

3 bedroom detached home

Designed with growing families in mind, the Rugby is full of thoughtful touches. To the ground floor you will find a spacious living room with bay window, an open plan dining kitchen with French doors that create a lovely bright and airy space, a utility room for extra storage space and a cloakroom.

To the first floor are three good sized bedrooms and a modern family bathroom which includes a bath and separate shower cubicle. The principal bedroom has built-in wardrobes and it's own en-suite. Any of the bedrooms could easily be transformed into the peaceful home office you've always wanted.

Outside is a driveway leading to integral garage and a turfed rear garden.



Features

- Open-plan dining kitchen with French doors
- Lounge with bay window
- Utility room
- Principal bedroom with en-suite
- Built-in wardrobes to two bedrooms
- High quality kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Integral garage

Room Dimensions

Ground Floor

Lounge	14'8" x 10'7"	4.49m x 3.24m
Kitchen/Dining	14'5" x 12'4"	4.41m x 3.76m
Utility	6'2" x 5'10"	1.89m x 1.78m
Cloakroom	5'10" x 2'10"	1.78m x 0.88m

First Floor

Bedroom 1	13'6" x 10'0"	4.13m x 3.05m
En-suite	6'1" x 5'5"	1.87m x 1.67m
Bedroom 2	12'7" x 10'7"	3.84m x 3.24m
Bedroom 3	14'4" x 7'6"	4.37m x 2.31m
Bathroom	9'9" x 6'11"	2.98m x 2.13m

