



22 Wynne Crescent

RUGBY, CV21 1 NS

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a beautiful family home with space for entertaining guests, for children to play, excellent local schools, Rugby's retail parks and Rugby Train Station all on its doorstep then look no further than this stunning family home!

Property at a glance

Freehold Semi-Detached Family Home

Four Years NHBC Warranty Coverage

Three Generous Double Bedrooms

Juliet Balcony With Attractive Views

Landscaped Front And Rear Gardens

Outdoor Kitchen Perfect For Entertaining

Excellent Commuter Transport Links

Retail Park Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - B





It's a pleasure to introduce you to this beautifully presented three-bedroom, three storey, semi-detached family home, first built in 2020 by St. Modwen Homes to their The Laurus design and still covered by NHBC warranty for 4 years.

The garden is truly the 'wow' factor and the place to be in the warmer months due to the beautifully landscaped garden and to the rear it has an enclosed outdoor kitchen and abundant space for seating. The garden is beautifully landscaped with a spacious paved patio and steps that lead into the patch of garden that is laid to lawn. Both sides of the garden are surrounded by mature shrubs, trees and flower beds creating a picturesque and calming atmosphere. The large patio provides space for alfresco dining, access to the garden gate, external electrical sockets, an outdoor tap and outdoor lighting. The outdoor kitchen is the perfect space to barbeque and spend time entertaining family and friends and bask in the warm summer sunshine.

Located in the highly sought after Edison Place development, this beautifully presented family home is in an ideal location with Junction One and Elliott's Field Retail parks, Rugby College and Rugby Railway Station all just a few minutes' walk away, it couldn't be more centrally located!



This stunning family home benefits from excellent commuter links with easy access to Rugby's motorway networks as well as to Rugby Railway Station which offers a mainline intercity service to London Euston and Birmingham New Street railway stations.

In addition to Rugby College, this spacious family home benefits from easy access to Rugby's excellent network of local public, grammar and private schools. Notably, Rugby offers the option of Rugby School which is one of the oldest and most prestigious private schools in the UK.

The Seller's View

“The living room has a calm and elegant feel with plenty of natural light which is why it is our favourite place to unwind as a family.”

“Summer is when the property truly comes into its own. The garden and outdoor spaces feel like a natural extension of the home, creating an exceptional setting for entertaining and relaxing. We've enjoyed many evenings hosting friends and family with BBQs.”

“The home feels peaceful and private, yet is exceptionally well connected. Within around 10 minutes walking distance you have everything you need - supermarkets and the retail park at Elliott's Field, Cinema, Rugby town centre, the train station, and Rugby Caldecott Park.”



“Our favourite room – The Living Room”

Directions

Heading east on M6 At junction 1, take the A426 exit to Rugby. Use the 2nd from the right lane to take the slip road to A426. At the next five roundabouts, take the 2nd exit to stay on Leicester Road/A426. Turn left onto Technology Drive and take the 2nd exit at the roundabout to stay on Technology Drive. Turn right onto Baker Street. Turn left onto Wynne Crescent and 22 Wynne Crescent, Rugby, CV21 1NS will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

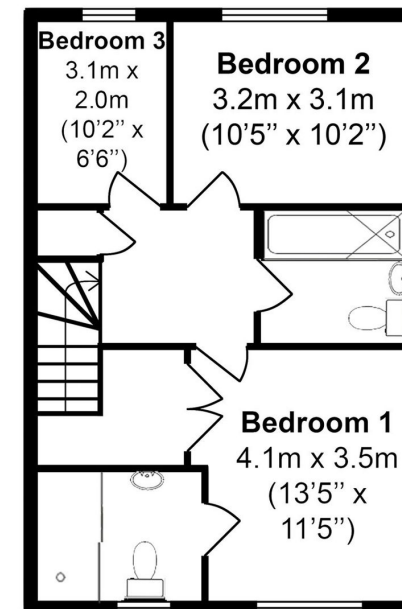
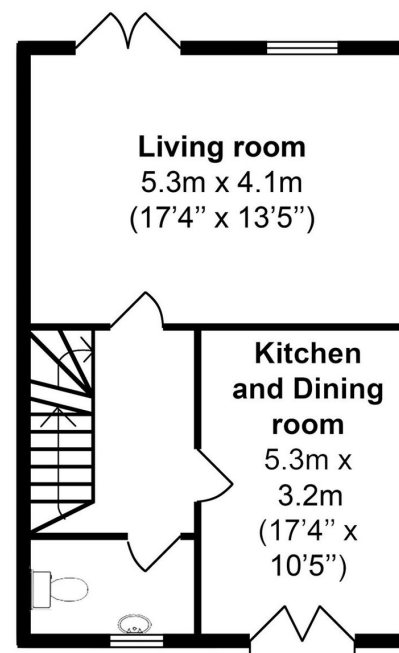
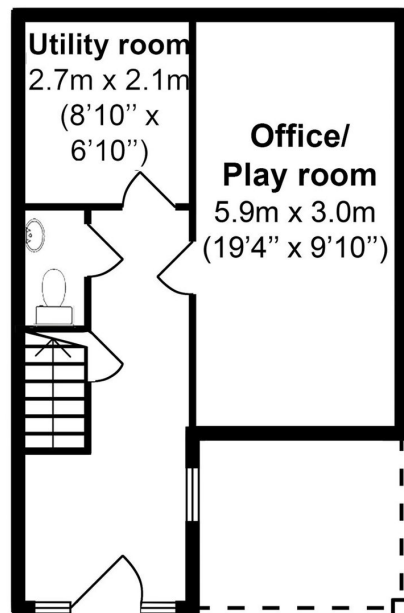
Amenities/Distances

Town Centre 1.6 miles
Primary Schools 1.3 miles
Train Station 0.7 miles
Motorway links 2.2 miles
Airport 25.4 miles
Nearest Towns 6.5 miles
Bus Stop 0.1 miles
University 14.1 miles
Hospital 2.1 miles



Wynne Cres, Rugby, CV21

Total Area = 145 sq.m. / 1561 sq.ft.



For identification only - not to scale



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	
England, Scotland & Wales			

About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

The **Rugby** Property Expert

📞 07960 882807

🌐 thepropertyexperts.co.uk

✉️ henry@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

 **allAgents**
.co.uk

 **The
Property
Experts**



Scan QR code to
to follow me on
social media

