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**Ultramarine Close, Ashlawn Gardens**  
**Asking Price £719,995**

**complete** ●●●  
ESTATE AGENTS

# Ultramarine Close, Ashlawn Gardens, Rugby

Welcome to this stunning new build detached house located on Ultramarine Close in the desirable Ashlawn Gardens area of Rugby. This impressive property, completed in 2026, offers a generous living space of 1,778 square feet, making it an ideal family home.

As you enter, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. The layout is designed to provide both comfort and functionality, ensuring that every member of the household has their own space. With five well-proportioned double bedrooms, there is ample room for family and guests alike. The property also boasts three modern bathrooms, providing convenience and privacy for all.

The exterior of the home features parking for up to four vehicles, a valuable asset in today's busy world. The new build status ensures that you will benefit from contemporary design and energy-efficient features, making this property not only stylish but also practical.

Situated in a peaceful neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. With its modern design and spacious layout, this property is sure to impress those seeking a comfortable and stylish living environment in Rugby. Don't miss the opportunity to make this beautiful house your new home.

**Dining Room 13'6" x 9'1" ( 4.14m x 2.77m)**

**Kitchen / Family 20'11" x 16'7" ( 6.40m x 5.08m)**

**Lounge 22'8" x 11'6" (6.93m x 3.51m)**

**Utility 6'3" x 6'3" (1.93m x 1.93m)**

**Bathroom 8'9" x 6'11" ( 2.67m x 2.11m)**

**Bedroom One 21'1" x 14'0" ( 6.43m x 4.27m)**

**Bedroom Three 4.78m x 2.84m**

**Bedroom Four 12'2" x 8'9" (3.73m x 2.69m)**

**Bedroom Five 12'2" x 9'1" (3.73m x 2.79m)**

**Ensuite One 8'2" x 7'3" (2.51m x 2.21m)**



**Bedroom Two 19'1" x 17'10" (5.84m x 5.44m)**

**Den 21'7" x 9'6" ( 6.60m x 2.92m)**

**Ensuite Two 7'6" x 4'7" (2.29m x 1.42m)**

**Double Garage & Parking**

**Garden**

### **The Morton**

The Moreton is a large family home. Downstairs there's your dining room, spacious bay-fronted lounge and your open-plan kitchen with French doors to your garden.

Upstairs, there are five double bedrooms across two floors, with the main bedroom featuring a dressing area and en suite. The top floor is a must-see with a further bedroom having its own en suite and walk-in wardrobe or cosy den.

Call 01788 550800 or email [sales@complete247.co.uk](mailto:sales@complete247.co.uk) to arrange a viewing

### **About The Area**

A fantastic location

Rugby town centre is just a 10 minutes' drive and offers a wealth of high street shops, independent boutiques, supermarkets, restaurants and eateries.

For a great day out, why not visit Caldecott Park or walk along the Hillmorton Locks

[Click here to see our other developments in and around Rugby](#)

Essentials on your doorstep

The M1, M6, M45 & A5 are close by, linking you to a wide range of cities and towns, including Leicester, Birmingham, Hinckley, Tamworth and Milton Keynes.

For families, there are a number of very popular local schooling options, including the 'Outstanding' Hillmorton Primary School.

Rugby Train Station offers direct trains to London in less than an hour and Birmingham in 40 minutes.

**Rugby Borough Council**



Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



Total floor area: 165.2 sq.m. (1,778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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