



Hazelwood Close, Dunchurch, Rugby
Guide Price £395,000



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Crowhurst Gale Estate are pleased to present this four bedroom detached property in Dunchurch, which occupies a lovely position within a quiet cul de sac and is just a short walk away from the centre of this popular and vibrant village. The village offers a range of good schools, together with restaurants, public houses and access to main road networks. In brief the home comprises: porch, hall, lounge, dining room, kitchen to the ground floor. Four bedrooms (Ensuite to bedroom one) and family bathroom to the first floor. The property further benefits from double glazing, gas central heating, front and rear gardens, off road parking and an integral garage.

Frontage

Block paved parking for two cars. Lawned area.

Porch

Small porch leading to:

Entrance Hall

Stairs to first floor. Rooms leading to:

Lounge 15'1" x 11'10" (4.61 x 3.61)

Electric fireplace with wooden surround. Double glazed bow window to the front. Radiator. Door to:

Dining Room 15'1" x 10'7" (4.62 x 3.23)

Double glazed 'French' doors to the rear garden. Under-stairs storage cupboard. Radiator.



Kitchen 15'7" x 7'10" (4.76 x 2.41)

Double glazed window to the rear. Electric oven with hob and extractor fan fitted over. Polycarbonate sink and drainer. A range of kitchen units and drawers. Integral fridge. Plumbing for washing machine and dishwasher. Door to GARAGE

First Floor Landing

Access to loft space. Cupboard housing gas boiler Doors leading to:

Bedroom One 18'11" x 8'5" (5.79 x 2.59)

Double glazed window to the front. Radiator. Door to:

En-Suite Shower

Shower enclosure, wash basin and WC. Opaque double glazed window to the rear. Radiator.

Bedroom Three 8'5" x 13'0" (2.59 x 3.98)

Double glazed window to the rear. Radiator.

Bedroom Two 8'5" x 12'10" (2.58 x 3.92)

Double glazed window to the front. Radiator.

Bedroom Four 6'6" x 9'9" (2.00 x 2.98)

Double glazed window to the rear. Radiator.

Bathroom

Panelled bath, wash basin and WC. Radiator. Opaque double glazed window to the rear.

Rear Garden

Mainly laid to lawn with patio areas. Access to side of property. Enclosed with panelled fencing.

Garage 18'3" x 8'7" (5.57 x 2.64)

Power and light connected. Up and over door for vehicular access.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

Tax Band: D

**Local Authority**

Rugby Borough Council

Tenure

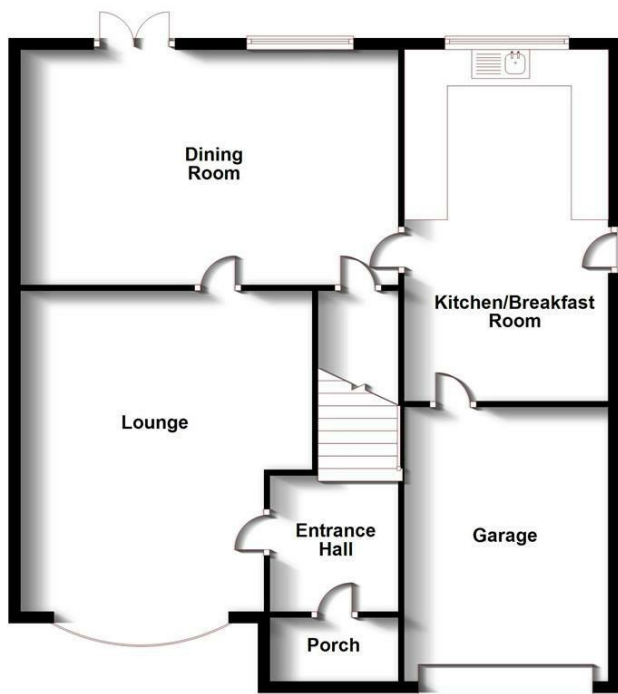
Freehold

Viewing

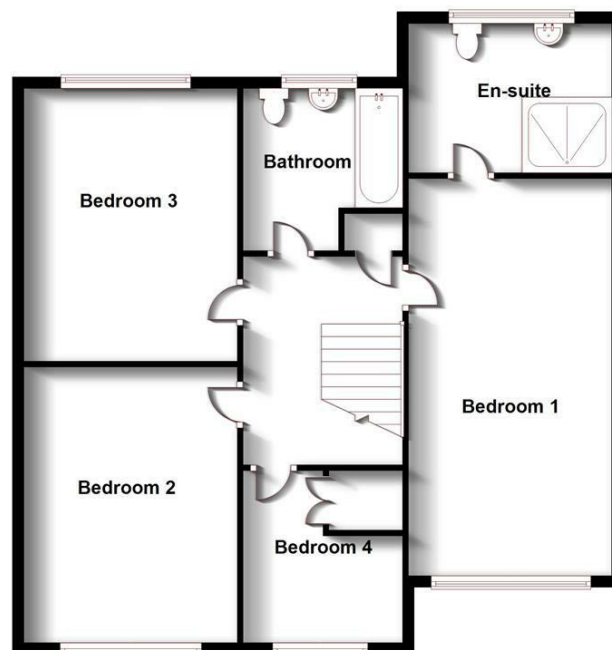
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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

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

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