



**Russell Avenue, Rugby, Warwickshire**  
**Offers In The Region Of £475,000**

crowhurst  
gale





# Russell Avenue, Rugby, Warwickshire

Crowhurst Gale are pleased to present this spacious four-bedroom detached home in Russell Avenue, Dunchurch, which offers a well-designed layout with a bright lounge with dining space, further sitting room, kitchen, and utility room. The second floor features a family bathroom, four well proportioned bedrooms, including an en-suite to the principal bedroom. The property has a private south-easterly facing garden and a double garage, driveway and parking for multiple vehicles. Located in a sought-after village with excellent amenities, schools, and transport links to Rugby and beyond, it's an ideal family home combining rural charm with practicality.

## Entrance Porch

### Cloakroom 5'6" x 4'9" (1.70 x 1.45)

Wash hand basin, low level WC, double glazed window to front.

## Entrance Hall

Cupboard downstairs. Double doors to

### Lounge 23'2" x 16'4" (7.08m x 4.98)

Double glazed windows to front and side.

### Sitting Room 11'3" x 11'8" (3.45m x 3.56m)

Double glazed window and door to rear.

### Kitchen 11'3" x 11'8" (3.45m x 3.56m)

Fitted kitchen with double glazed window to front.

### Utility Room 8'0" x 5'8" (2.44 x 1.75)

Plumbing for automatic washing machine, gas boiler. Door to outside and Garage.





## First Floor

Landing

### Bedroom One 13'1" min x 12'4" (3.99 min x 3.76)

Double glazed window to front.

### Ensuite 7'8" x 4'11" (2.36 x 1.52)

Shower, WC and washbasin. Double glazed window to front.

### Bedroom Two 10'9" x 14'6" (3.28 x 4.42)

Double glazed windows to side. Built in wardrobe.

### Bedroom Three 9'10" x 12'0" (3m x 3.66)

Double glazed window to side. Built in wardrobe.

### Bedroom Four 10'7" x 10'0" (3.24m x 3.05m)

Built in wardrobe and double glazed window to front.

### Bathroom 8'5" x 6'3" (2.58 x 1.92)

Double glazed window to front.

## Frontage

Gardens to front and side which are mainly laid to lawn with borders and shrubs. Driveway for several vehicles.

### Double Garage 15'8" x 17'5" (4.8m x 5.31m)

Roller door, light, power point and personal door.

## Rear Garden

Rear Garden is laid to lawn with a patio area.

## Veranda

Timber constructed veranda ideal for covered dining and entertaining space.

## Market Appraisal

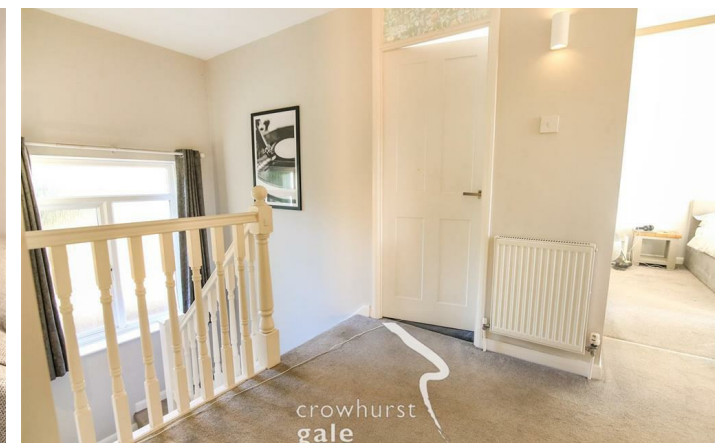
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

## Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for 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.

## 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.



**Local Authority**  
Rugby Borough Council

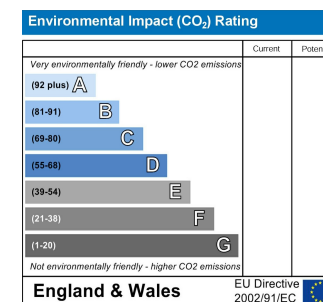
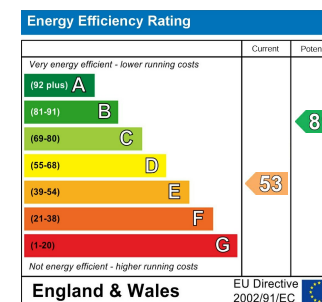
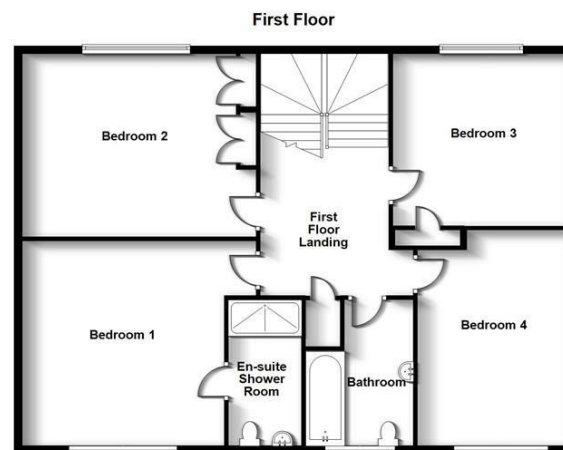
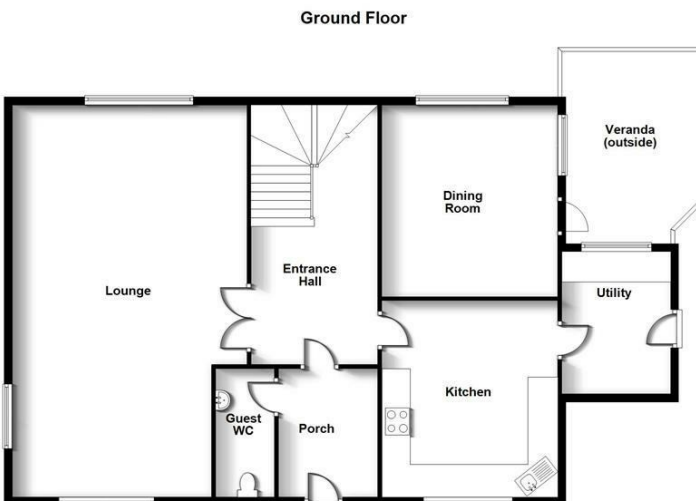
**Tax Band**  
Tax Band: F

**Tenure**  
Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





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