

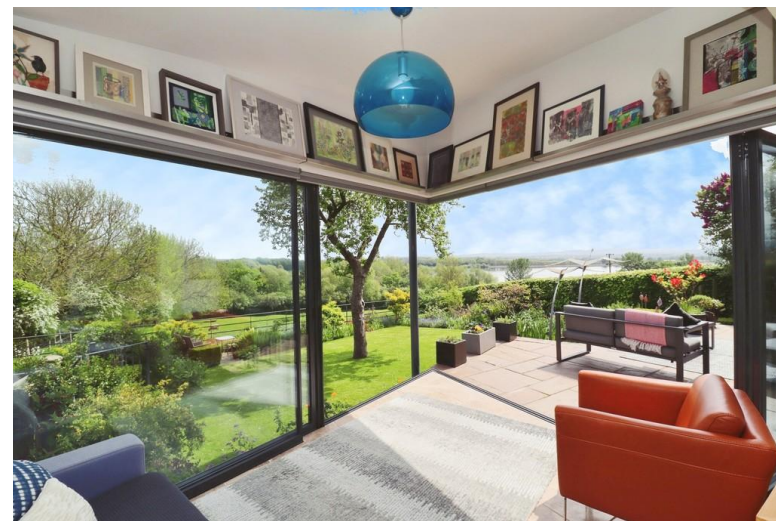
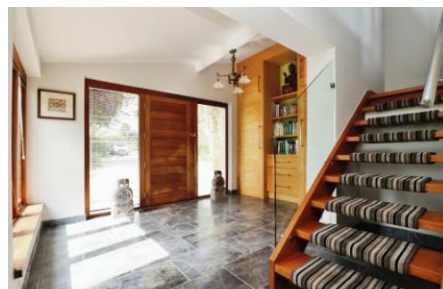


## Pudding Bag Lane

Thurlaston, Rugby, Warwickshire, CV23 9JZ

**Guide Price £995,000**

**\*\*\*PANORAMIC VIEWS OF DRAYCOTE WATER\*\*\***  
IMPRESSIONING, FOUR DOUBLE BEDROOM detached residence located on the outskirts of Rugby, in the sought-after village of THURLASTON with uninterrupted views of Draycote Water. A unique opportunity to purchase a FULLY RENOVATED, generously proportioned FAMILY HOME offering MODERN, ENVIABLE LIVING ACCOMMODATION set across three floors. High specification throughout including an architecturally designed and glazed garden room, bespoke fitted kitchen, and quality finish throughout. Boasting an established and landscaped garden, spacious driveway, and integral DOUBLE GARAGE for ample parking. **MUST BE VIEWED!**



# Property Features

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- Executive Detached Property
- Four/Five Bedrooms, Four Bathrooms
- Entrance Hallway, Ground Floor Shower Room & Utility
- Uninterrupted Views over Fields to Draycote Water
- Master Suite with Dressing Area & En-Suite
- Family Bathroom & Utility

# Full Description

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A fantastic opportunity to purchase a spacious detached bungalow offering living accommodation arranged over one floor and enjoying one of the best positions overlooking Draycote Water, in sought after Thurlaston Village, close to excellent schooling and local amenities. This attractive detached home sits on a private plot on a quiet cul-de-sac and boasts a generous driveway, integral double garage, and landscaped garden to the rear aspect.

The beautiful garden backs onto grazing fields and boast a raised paved terrace area, perfect for outdoor entertaining. The garden is mainly laid to lawn, with established planting, and estate fencing to the perimeter. The property is surrounded by open views offering idyllic countryside living, with the benefit of being close to great local amenities and schooling.

The property greets you with an impressive hallway with picture window and bespoke oak and glass staircase rising to the first floor. The entrance hall leads you into the dedicated dining room, with French doors opening to the garden, and the generous family lounge. The dining space opens into the stunning, bespoke kitchen/family space with its impressive granite worktops and island/breakfast bar, and top-end integrated appliances. Very much the heart of the home, this spacious room has plenty of space for both cooking and relaxing. The architecturally designed garden room opens to the garden with cantilevered glazing and boasts fantastic views out to Draycote Water. Overlooking the garden, the southern end of this light-filled living space makes the most of the private and fully landscaped outdoor space. The ground floor accommodation also boasts a versatile family room with adjoining shower room making this ideal as a ground floor bedroom, and a separate utility with door to the integral garage.

Upstairs, the wonderful, full depth master suite has a defined walk-in dressing area as well as an en-suite with high-quality fittings. There are two further bedrooms on this floor, and a well-appointed family bathroom. Heading to the top floor, you are greeted with a lounge area/reading room with views to the rear, bedroom two and a spacious en-suite bathroom. This top floor bedroom boasts skylight windows, and a luxury private bathroom with free staffing bath and separate shower.

The property further benefits from a combination of gas central heating and an air source pump, double glazing and







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Dimension Approximate For Display Purposes Only Plan Created By The Energy Assessment Company TheEnergyAssessmentCompany@gmail.com www.facebook.com/TheEnergyAssessmentCompany Plan produced using PlanItUp

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements