



APPLECROSS BROADWELL

£625,000
FREEHOLD

This spacious and extended, four bedroom detached bungalow is located in the popular village of Broadwell. Close to excellent schooling and local amenities with easy access to the motorway networks (M1/M6 and M45) and is just twenty minutes from Rugby train station.

APPLECROSS, BROADWELL

- Detached bungalow
- Four bedrooms
- Three ensembles
- Double garage
- Off road parking for multiple vehicles
- Generous garden
- Village location
- Utility room
- Study



This spacious and extended, four bedroom detached bungalow is located in the popular village of Broadwell. Close to excellent schooling and local amenities with easy access to the motorway networks (M1/M6 and M45) and is just twenty minutes from Rugby train station.

Upon entering the house, you are welcomed into the entrance hallway that leads to all other rooms within the home.

To the rear of the property, you will find the modern, open plan kitchen/diner with freestanding, Rangemaster oven, five ring gas hob and space for an American style fridge/freezer and dishwasher. The kitchen benefits from a range of wall and base units and a separate dining area. This lovely room is flooded with natural light and provides a bright and airy space.

The utility room is located next to the kitchen and is fitted with further matching units and space for white goods. This room also gives access to the garage and rear garden via a single door.

The lounge/dining room covers the width of the home and is blessed with dual aspect windows and bi-fold doors that provide access to the rear garden complete with a fireplace and log burner. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The accommodation also benefits from a further reception room which offers an additional family room or snug, leading through to the third and fourth bedrooms and home office.

The main bedroom is located at the rear of the home and is a generously sized double room and benefits from built in wardrobes and French Doors that lead into the rear garden. This wonderful room also has a tiled ensuite with walk in shower/wet room.

Bedroom two is located at the front of the home and is again another generously sized double room also benefitting from a built-in wardrobe and a tiled ensuite shower room.

Bedroom three is a double room at the rear of the home with dual aspect windows that flood the space with natural light.

Bedroom four is a further double room located at the front of the property complete with a tiled ensuite shower room.

The family bathroom is generously sized and has been fitted with a white suite comprising of a bath. The bathroom is completed with full wall tiling.

Leading outside this lovely home is blessed with an enclosed rear garden, laid mainly to lawn with feature pond, a separate patio and decked area and offers a great space for alfresco dining and entertaining guests.

The integral double garage is accessed via the driveway to the front of the property with electric door, light and power connected providing versatile storage space. This space offers a wealth of additional uses and would make a great home gym or workshop.

The in and out driveway offers further off-road parking for several vehicles and a front garden with a mix of lawn and shrubbery.

This beautiful family home further benefits from solar panels, gas central heating, double glazing throughout and a wealth of amenities on its doorstep.

Tenure: Freehold

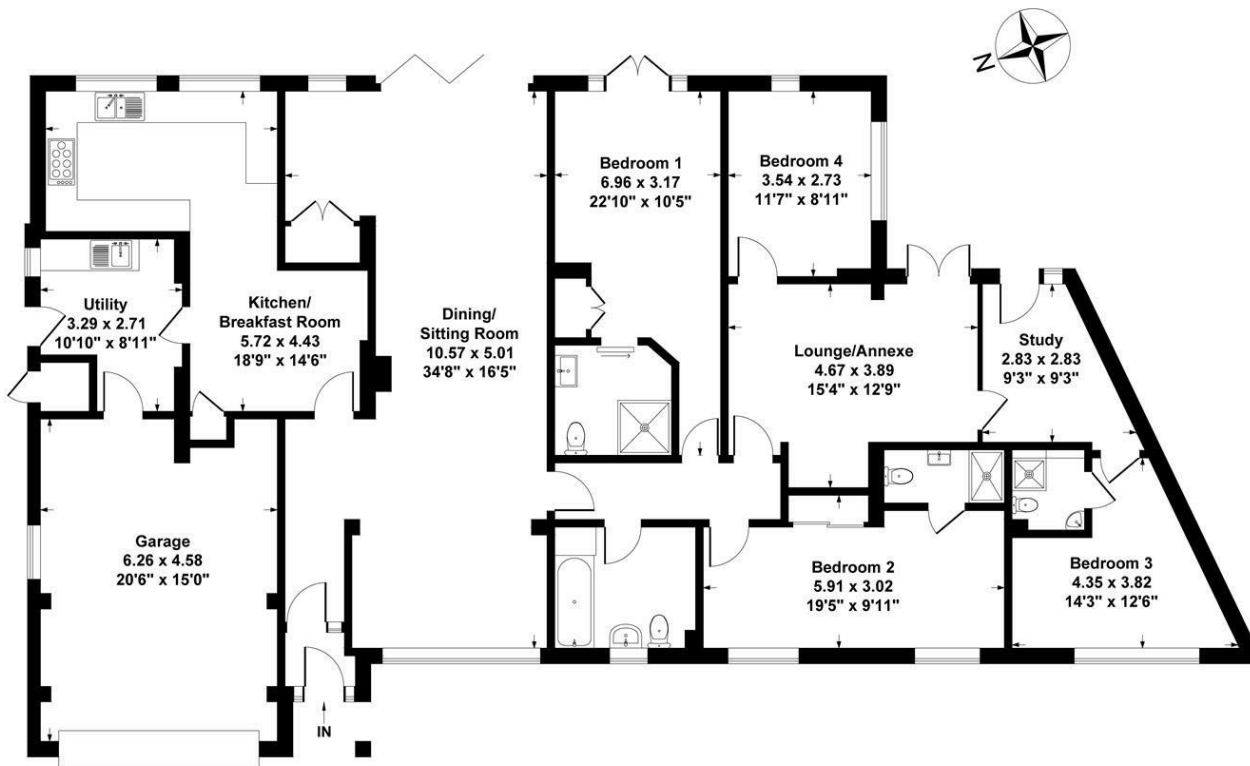
Local Authority: Rugby Borough Council

Council Tax Band: G

EPC: D

APPLECROSS, BROADWELL





Ground Floor

Ground Floor Approx Area = 186.56 sq m / 2008 sq ft
 Garage Approx Area = 27.27 sq m / 294 sq ft
 Total Area = 213.83 sq m / 2302 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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