



## BROOK VIEW

RUGBY, CV22 6RR

GUIDE PRICE £640,000

This immaculate four bedroom detached executive family home, is thoughtfully extended and located within a quiet cul-de-sac, within the highly sought after village of Dunchurch. Offering convenient access to local amenities, excellent transport links as well as state and private schooling nearby, this lovely home has much to offer its next owners.



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- 4 Bedroom • Extended • Executive Home • Open Plan Kitchen/Diner • Versatile Study/Snug • Utility Room • Double Garage • High Quality Finish • Outside Bar • Off Road Parking



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

The sitting room is located at the front of the home and is flooded with natural light thanks to the dual aspect windows and French doors that overlook the rear garden. This attractive room has been lovingly updated with a bespoke media wall and panoramic electric fireplace; giving it a genuinely homely feel and offering the perfect spot to relax.

To the rear of the property, you will find the stunning, extended kitchen/diner which lends itself to modern day, open plan living. The vaulted ceiling and velux windows offer a great sense of light and space. The kitchen is complete with a comprehensive range of modern wall and base units inclusive of granite work surfaces, bespoke island, an integrated dishwasher, double electric oven, induction hob, wine chiller and space for a freestanding American style fridge/freezer. French doors lead from the dining area to the rear private garden, flooding the area with natural light and providing a bright and airy space for entertaining.

The downstairs accommodation further benefits from a w/c, a versatile study/snug to the front of the property and a separate utility room that's inclusive of undercounter space for a washing machine and a dryer, as well as offering side access to the rear garden.

The first-floor accommodation comprises of the main suite and three further well-proportioned bedrooms and family shower room.

The main bedroom is located at the rear of the home with views overlooking the garden and is a very generously sized double room, benefitting from built in wardrobes and a tiled ensuite with bath and walk in shower.

Bedroom two, also located at the rear of the property is a good size and also benefits from a built-in wardrobe. Bedroom's three and four are both located at the front of the home and are both double rooms with bedroom three benefitting from a further built in wardrobe.

The modern family shower room is fully tiled and has been fitted with a large walk-in shower, back to wall w/c and wash basin.

Leading outside, this beautiful home, set on a sizeable, elevated plot, is blessed with a low maintenance front garden laid mainly to lawn with a double driveway leading to the detached double garage.

To the rear of the property is the private, well-tended rear garden with raised landscaped planted beds, rockery and pond. This space is complemented with a large, shaped deck, offering great space for alfresco dining and entertaining guests and is inclusive of a large separate seating area and outside bar.

The double garage is accessed via the driveway or side entrance with an up and over electric door and is complete with power and lighting providing versatile storage space. This additional space offers a wealth of uses and would make a great home gym or workshop.

This lovely family home further benefits from gas central heating, double glazing throughout, off road parking for multiple vehicles and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Rugby Borough Council

Council Tax Band: F

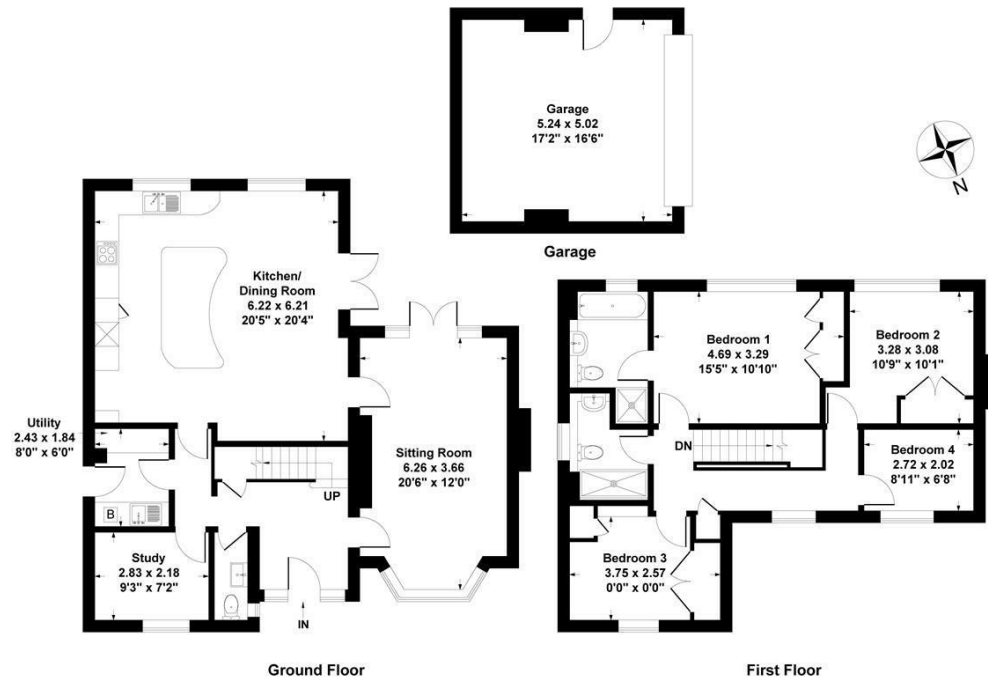
EPC: C



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Ground Floor Approx Area = 87.63 sq m / 943 sq ft  
 First Floor Approx Area = 65.02 sq m / 700 sq ft  
 Garage Approx Area = 26.30 sq m / 283 sq ft  
 Total Area = 178.95 sq m / 1926 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		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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