

**2 Speedwell Close
Boughton Vale
RUGBY
CV23 0SG**

Offers Over £350,000



- **FOUR BEDROOM**
- **DOUBLE GARAGE AND PARKING**
- **KITCHEN AND UTILITY ROOM**
- **ENSUITE SHOWER ROOM**
- **NO ONWARD CHAIN**

- **DETACHED FAMILY HOME**
- **SEPARATE RECEPTION ROOMS**
- **GROUND FLOOR CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom detached family home with a double garage and NO ONWARD CHAIN, located in a cul de sac, in the popular residential area of Boughton Vale. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom/w.c., bedroom with ensuite shower room and three further bedrooms. Externally there are front and rear gardens and off road parking.

Located within walking distance of an excellent range of local amenities to include, shops, takeaways, a chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this ideal for commuters.

Accommodation Comprises

Entry via upvc entrance door into:

Entrance Hall

Window to side. Radiator. Doors off to, garage, study, cloakroom, lounge, and kitchen.

Study

11'1" x 6'6" (3.40m x 1.99m)

Window to rear aspect. Radiator.

Downstairs WC

Window to side elevation. Low level w.c. Wash hand basin.

Lounge

16'1" x 11'9" (4.91m x 3.60m)

Window to front aspect. Radiator. Fireplace with gas fire. Double sliding doors through to:

Dining Room

11'9" x 8'10" (3.60m x 2.71m)

Upvc double glazed French doors opening to rear garden. Radiator. Door to:

Kitchen / Breakfast Room

14'8" x 11'10" (4.48m x 3.61m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric oven and grill. Gas hob with extractor over. Space for a fridge freezer. Space and plumbing for a dishwasher. Radiator. Upvc double glazed window overlooking rear garden. Upvc door to side. Door to:

Utility Room

Work surface space with inset Belfast sink and mixer tap. Space and plumbing washing machine. Wall mounted boiler.

First Floor Landing

Doors off to bedrooms and bathroom. Access to loft space.

Bedroom One

13'0" x 11'9" (3.97m x 3.60m)

Window to front aspect. Radiator. Archway through to dressing area with further window to front aspect and radiator. Door to:

Ensuite

With suite to comprise; corner shower cubicle with extractor, vanity unit with inset wash hand basin, and concealed cistern low level w.c. Heated towel rail. Window to side elevation.

Bedroom Two

12'0" x 8'7" (3.66m x 2.64m)

Upvc window to rear aspect. Built in shelving. Radiator.

Bedroom Three

12'0" x 8'10" (3.66m x 2.71m)

Upvc window to rear aspect. Radiator.

Bedroom Four

8'11" x 6'10" (2.73m x 2.09m)

Upvc window to rear aspect. Radiator.

Bathroom

With suite to comprise; bath with electric shower, shower screen and extractor over, pedestal wash hand basin and low level w.c. Heated towel rail. Airing cupboard. Window to side.

Externally**Front Garden**

Driveway providing off road parking and leading to garage. Pathway to entrance. Border planted with trees and shrubs. Brick retaining wall. Pathway leading to rear garden.

Double Garage

17'0" x 16'5" (5.20m x 5.01m)

Up and over style door. Power and lighting. window to side. Door into entrance hall.

Rear Garden

Enclosed by timber and brick wall to boundaries. Area laid to lawn. Astroturf area. Planted borders to sides. Decking area.

Agents Note

Local Authority: Rugby

Council Tax Band: E

Energy Efficiency Rating: C







GROUND FLOOR

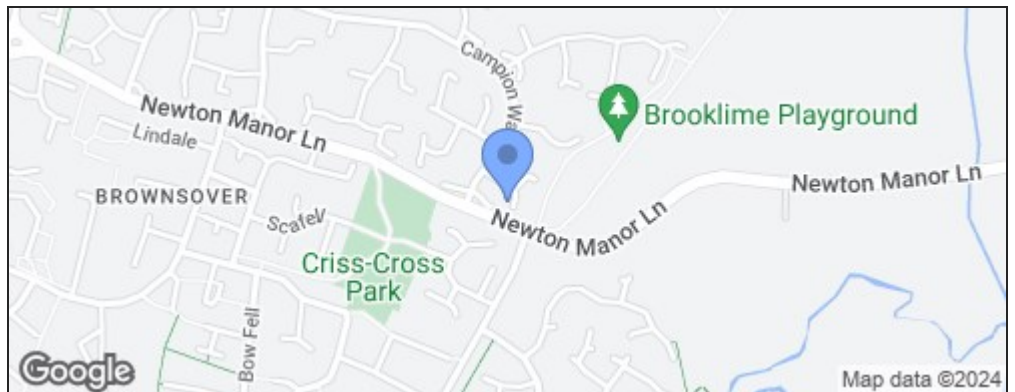


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.