

**The Paddocks Main Street  
Thurlaston  
RUGBY  
CV23 9JS  
£595,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **UTILITY AND CLOAKROOM**
- **DOUBLE GARAGE AND OFF ROAD PARKING**
- **VILLAGE LOCATION**
- **KITCHEN/BREAKFAST/FAMILY ROOM**
- **FOUR PIECE BATHROOM**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautiful home in the heart of the much sought after village of Thurlaston, located to the west of Dunchurch. This property has been lovingly maintained and improved by the current owners and benefits from hardwood sealed unit double glazed windows, and gas radiator central heating throughout. In brief the accommodation comprises; entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast/family room with study area, utility room, cloakroom, three bedrooms and a bathroom with four piece suite. Externally there are front and rear gardens, off road parking for several vehicles and a double garage.

The village of Thurlaston overlooks Draycote Water reservoir to the south. Amenities are close by in the village of Dunchurch and include a range of local shops and amenities, including a post office, pharmacy, doctors and dentist surgeries, hair and beauty salons, public houses, coffee shop, restaurants and takeaways, and a village hall. The area benefits from excellent transport links to include regular bus routes, easy access to the regions central motorway networks (M1/M6 and M45) and is just a ten minute drive from Rugby train station and there are plenty of country walks to enjoy.

### **Accommodation Comprises**

Entry via hardwood double glazed sealed unit door into:

#### **Entrance Porch**

Two windows to front aspect. Exposed brick and tiled floor. Inset spotlights. Contemporary style radiator. Further hardwood door to:

#### **Entrance Hall**

Stairs rising to first floor landing. Understairs storage cupboard. Herringbone hardwood flooring. Window to front and side aspects. Wall lights. Radiator. Doors to:

#### **Cloakroom**

With refitted suite to comprise; low level w.c. and vanity unit with a contemporary wash hand basin. Tallboy storage cupboard. Tiled floor. Tiled walls. Shelving with concealed lighting. Chrome radiator. Spotlights. Extractor fan.

#### **Utility Room**

Space and plumbing for a washing machine. Space for a tumble dryer. Roll top work surface space. Tiled floor. Wall mounted central heating boiler.

#### **Sitting Room**

19'0" x 16'8" (5.81m x 5.10m)

Window to front aspect. French doors opening to rear garden. Inset spotlights. Freestanding log burner with tiled hearth. Radiator. Dimmer switch control for lighting.

#### **Dining Room**

13'5" x 9'10" (4.11m x 3.00m)

Window overlooking rear garden. Radiator.

#### **Kitchen / Breakfast / Family Room**

29'11" x 11'0" (9.13m x 3.37m)

An 'L' shape room

### **Kitchen Area**

Fitted with a range of base and eye level units with granite work surface space incorporating a bowl and a half sink unit with mixer tap over. Metro tile splashbacks. Cooking range with extractor over. Space for a fridge/freezer. Inset spotlights. Radiator. Door to pantry. Tiled flooring. Window to front aspect. Walkway through to:

### **Breakfast / Family Area**

Window overlooking rear garden. French door opening to rear garden. Chimney breast with inset log burner and wooden mantel. Radiator. Tiled flooring. Door to study area.

### **Study Area**

6'4" x 4'6" (1.94m x 1.39m)

With shelving and storage.

### **First Floor Landing**

Access to loft. Doors off to bedrooms and bathroom.

### **Bedroom One**

14'6" x 9'6" (4.43m x 2.91m )

Window to front aspect. Radiator.

### **Bedroom Two**

12'1" x 9'6" (3.70m x 2.91m)

Window to rear aspect. Radiator. Wardrobe recess.

### **Bedroom Three**

10'3" x 9'10" (3.13m x 3.01m)

Window to rear aspect. Radiator. Wardrobe recess.

### **Bathroom**

With suite to comprise; roll to claw foot bath, Walk in shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Tiled floor. Tiled walls. Chrome towel radiator. Inset spotlights. Extractor fan. Frosted window to front elevation.

### **Front And Side Gardens**

Mainly laid to lawn with shrub borders. Gravel driveway providing ample off road parking and leading to garage. Walkway to front door. Storage area to side ideal for refuse and recycling. Low level herb garden.

### **Double Garage**

23'3" x 17'8" (7.10m x 5.40m)

Electrically powered up and over style door. Power and light connected. Service door to garden. Window to rear. Stairs rising to mezzanine/storage area.

### **Rear Garden**

Area laid to lawn with raised seating and patio areas. Enclosed by maturing evergreen and shrub borders. Block paved pathways. External tap. External lighting. Pergola with seating area.

### **Agents Note**

Local Authority: Rugby

Council Tax Band: F

Energy Efficiency Rating: C



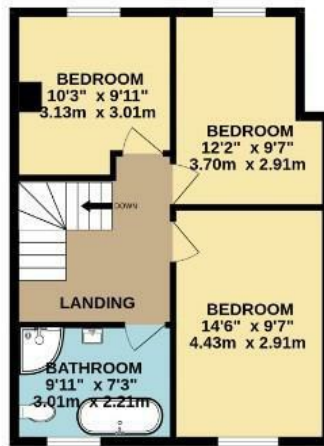




GROUND FLOOR  
1610 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.