

**43 Brackendale Drive  
Barby  
RUGBY  
CV23 8TJ**

**Guide Price £415,000**



- **EXTENDED FOUR BEDROOM SEMI DETACHED**
- **OPEN PLAN KITCHEN/DINER**
- **SEPARATE RECEPTION ROOMS**
- **GENEROUSLY SIZED GARDEN**
- **ENSUITE TO MASTER BEDROOM**
- **GROUND FLOOR W.C**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this stunning property located on Brackendale Drive in the charming village of Barby, Rugby. This delightful home boasts 4 spacious bedrooms, perfect for a growing family or those in need of extra space. With 2 modern bathrooms, including an en-suite to the master bedroom, convenience and comfort are at the forefront of this property.

As you step inside, you are greeted by a bright and airy open plan kitchen diner, ideal for hosting family gatherings or entertaining friends. The property also features not just one, but two reception rooms, offering flexibility in how you choose to utilise the space to suit your lifestyle.

For those with a green thumb or who simply enjoy spending time outdoors, the generous sized garden provides the perfect oasis to relax and unwind.

Additionally, this property comes with a single garage, providing convenient parking or extra storage space for your belongings.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and start envisioning the possibilities that this charming property on Brackendale Drive has to offer.

### **Accommodation Comprises**

Entry via covered entrance with composite door with obscure double glazed panels into:

#### **Entrance Hall**

Oak flooring. Two built in storage cupboards. Door to inner hall. Doorway to kitchen.

#### **Inner Hallway**

Stairs rising to first floor. Understairs storage cupboard. Radiator. Parquet flooring. Double glazed window to side. Doors off to lounge and w.c.

#### **Lounge**

Double glazed window to the front. Feature fireplace. Wall light points.

#### **Ground Floor WC**

Low flush w.c. Pedestal wash hand basin. Tiled floor. Radiator. Double glazed window to front.

### **Open Plan Living / Dining / Kitchen Area**

#### **Living Area**

Radiator. Oak flooring.

#### **Dining Area**

Oak flooring. Double glazed patio doors opening to garden with glazed side panels. Double glazed skylight window.

#### **Kitchen Area**

Fitted with a range of base and eye level units. Timber work surfaces incorporating a one and a quarter stainless steel sink and drainer unit with mixer tap over. Built in hob and double oven. Built in fridge/freezer and dishwasher. Space for an island. Oak flooring. Radiator. Double glazed window to the rear. Double glazed skylight window.

#### **Utility Room**

With space and plumbing for a washing machine and tumble dryer. Timber work surface with stainless steel. Shelving. Radiator, Tiled floor. Door to garden.

### **First Floor Landing**

Access to loft space. Radiator. Airing cupboard housing hot water tank. Doors off to bedrooms and bathroom.

### **Bedroom One**

Double glazed French doors with juliet balcony to the rear. Radiator. Coving to ceiling. Television aerial point. Wall light points. Door to:

### **Ensuite**

With suite to comprise; walk in cubicle with electric shower, low flush w.c. and pedestal wash hand basin. Chrome ladder radiator. Tiled floor. Fully tiled walls. Extractor. Double glazed frosted window to front elevation.

### **Bedroom Two**

Double glazed window to the front. Built in storage cupboard.

### **Bedroom Three**

Double glazed window to the rear. Radiator. Coving to ceiling. Laminate floor covering.

### **Bedroom Four**

Double glazed window to the front. Radiator.

### **Bathroom**

With suite to comprise; panelled bath with electric shower over, low flush w.c. and pedestal wash hand basin. Fully tiled walls. Chrome ladder radiator. Shelving. Double glazed frosted window to the front.

### **Front Garden**

Driveway providing off road parking for several vehicles and leading to garage.

### **Garage**

With rolling shutter door. Power and lighting. Double glazed door to side.

### **Rear Garden**

Mainly laid to lawn and patio. Further patio area with pergola. Enclosed by timber panel fencing.

### **Agents Note**

Local Authority: Daventry

Council Tax Band: Currently C

Energy Efficiency Rating: D



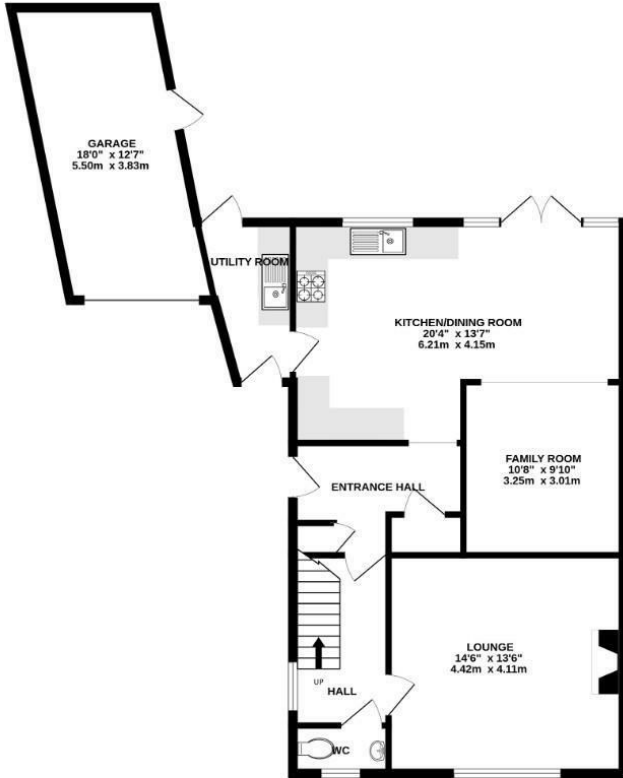




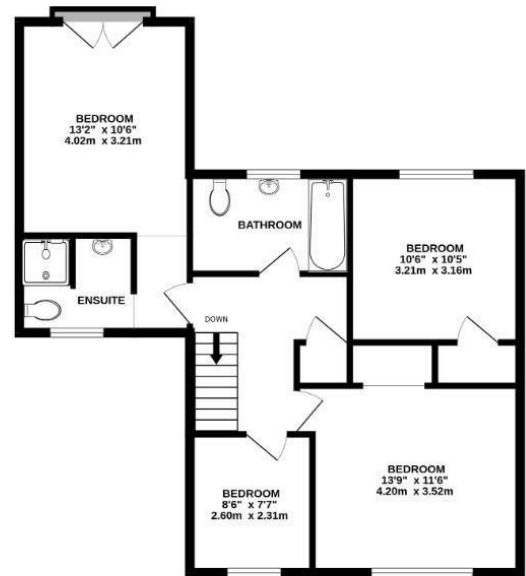




GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



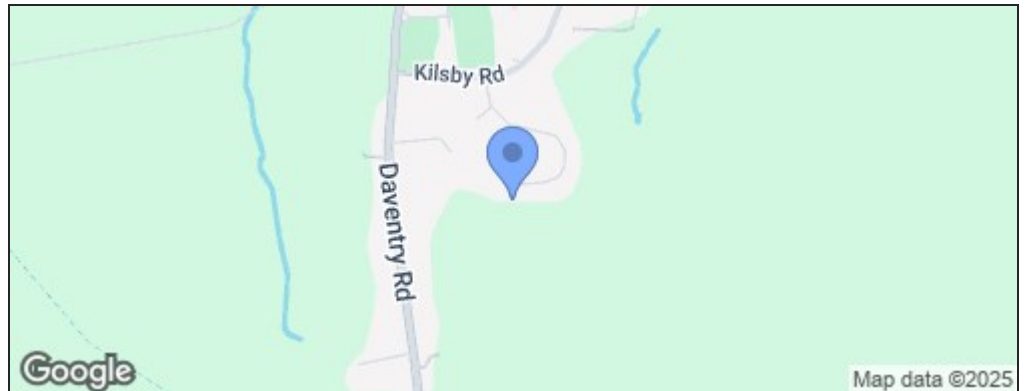
1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.