

**10 Barnwell Close
Dunchurch
RUGBY
CV22 6QH
£475,000**



- **FOUR BEDROOM**
- **TWO RECEPTION ROOMS**
- **EN SUITE & DRESSING AREA TO MASTER**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING E**

- **EXTENDED DETACHED FAMILY HOME**
- **CUL DE SAC**
- **INTEGRAL GARAGE & OFF ROAD PARKING**
- **POPULAR VILLAGE LOCATION**

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PERSONAL • PROFESSIONAL • PROACTIVE

A very well presented extended detached family home, situated in a quiet cul de sac in the popular village of Dunchurch. In brief the home comprises: entrance porch, hallway, open plan kitchen/diner, sitting room and cloakroom to the ground floor. To the first floor there is a master bedroom with dressing area and en suite facilities, three further bedrooms and a family bathroom. The property further benefits from Upvc double glazing, gas central heating, rear garden, integral garage and off road parking.

The highly sought after village of Dunchurch with its range of local shops, restaurants, schooling for all ages and conveniently situated for access to Rugby town centre, the motorway networks, and Rugby Railway Station with its mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via opaque part glazed front entrance door into:

Porch

Door to:

Entrance Hall

Stairs rising to first floor. Radiator. Door to:

Open Plan Lounge / Kitchen / Diner

Lounge Area

18'11" x 11'11" (5.78 x 3.65)

Window to front aspect. Feature fireplace. Radiator. Recessed spotlights. Coving to ceiling.

Kitchen / Dining Area

11'3" x 15'1" (3.44 x 4.61)

Fitted with a range of base and eye level units. Timber work tops with built in sink and mixer tap. Coordinated part tiled walls. Built in double oven. Hob with extractor over. Integrated dishwasher. Integrated fridge. Radiator. Recessed spotlights. Coving to ceiling. Two windows to rear aspect. Part glazed door to rear aspect.

Rear Lobby

Door to cloakroom. Door to garage. Door to sitting room.

Cloakroom

With concealed cistern w.c. and wall mounted wash hand basin. Heated towel rail. Extractor fan. Coordinated part tiled walls. Opaque window to side elevation.

Sitting Room

13'8" x 10'7" (4.18 x 3.25)

Window to rear aspect. Two skylights. Recessed spotlights. Radiator.

First Floor Landing

Access to storage space. Airing cupboard housing gas central heating boiler. Doors off to bedrooms and bathroom.

Bedroom One

18'7" x 10'11" (5.68 x 3.35)

Window to front aspect. Radiator. Recessed spotlights. Door to:

Dressing Area

Two built in double wardrobes. Radiator. Window to rear aspect. Recessed spotlights. Door to:

Ensuite

With suite to comprise; quadrant shower enclosure with mixer shower. Concealed cistern w.c. and wash hand basin with vanity unit. Recessed spotlights. Extractor fan. Shaver point. Heated towel rail. Opaque window to rear.

Bedroom Two

12'10" x 8'5" (3.92 x 2.58)

Window to front aspect. Radiator. Built in triple wardrobe.

Bedroom Three

10'10" x 8'5" (3.32 x 2.58)

Window to rear aspect. Radiator.

Bedroom Four

x 6'5" (x 1.97)

Window to front aspect. Radiator. Recessed spotlights. Built in storage cupboard.

Bathroom

With suite to comprise 'P' shaped bath with mixer shower over, concealed cistern w.c. and wash hand basin with vanity unit. Recessed spotlights. Shaver point. Heated towel rail. Opaque window to rear aspect.

Externally

Front Garden

Area laid to lawn. Driveway providing off road parking for two cars and giving access to garage.

Integral Garage

Up and over style door. Power and Light. Personal door into rear lobby.

Rear Garden

Mainly laid to lawn with raised borders. Patio area adjacent to the rear of the property. Timber shed. Timber panel fencing to boundary. Gated side pedestrian access.

Agents Note

Local Authority: Rugby

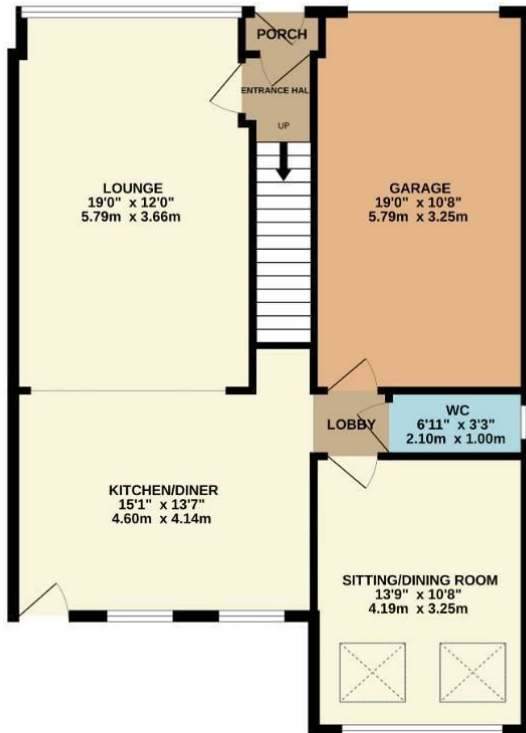
Council Tax Band: E

Energy Efficiency Rating: C

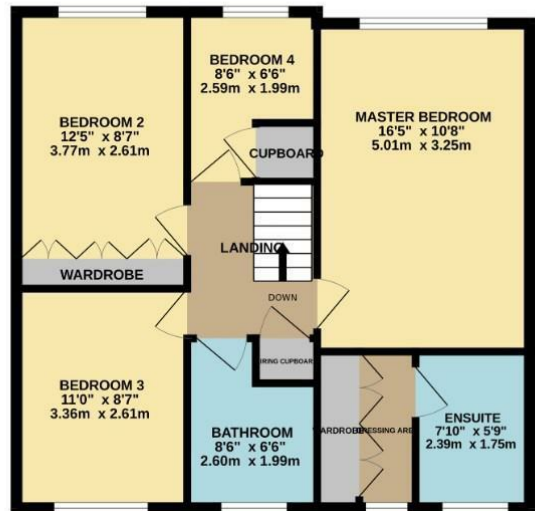




GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



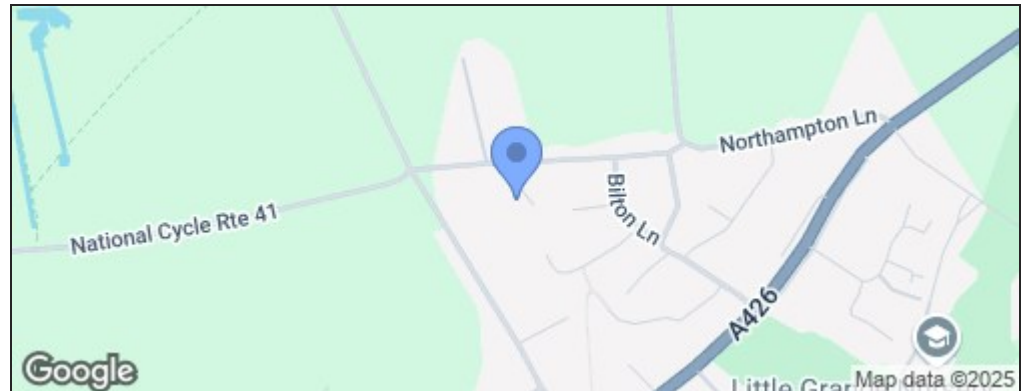
1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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		85
(81-91) B		
(69-80) C	75	
(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.