



Dunsmore Avenue, Rugby, CV22 5HD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE EARLY JUNE \*\*\* This four-bedroom detached bungalow is perfectly positioned, on a quiet tucked away plot, and in the heart of Hillmorton's Paddox estate. This location provides close proximity to an array of great amenities and major bus routes.

This spacious accommodation comprises in brief; porch entry, generous modern kitchen with shaker units, breakfast bar and high-quality integrated appliances included (NEFF double oven, NEFF combination microwave oven with proving drawer, five ring Halogen hob with hidden downdraft extractor hood which rises from the fitted unit and a feature steam tap which provides fresh filtered water, fridge/freezer, dishwasher and washer/dryer). Living room with stunning garden views, this leads to the summer room/office which provides a continuation of pretty gardens views and direct access out to the decked area. Deluxe family bathroom with full suite which includes a standalone bath and separate shower.

Four good size bedrooms with a variety of fitted furniture and a large wet room with shower. To the external: Extensive landscaped garden with wonderful pockets of spaces amongst the matured flower beds and shrubbery, a substantial allotment area is provided for the keen gardener with a modern greenhouse. Additionally, there is a well-insulated summer house which provides a great work from home space and a further covered seating area for summer entertaining, both have power sources. With tandem detached garage and generous parking this property is offered unfurnished. Energy Rating D. Council tax Band E. \* Please note that previous images have been use for illustrative purposes\*











Total area: approx. 139.7 sq. metres (1503.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.

## Key Features

- AVAILABLE EARLY JUNE
- Rugby
- Four Bedrooms, Two Bathrooms, Three Receptions
- Detached Bungalow
- Unfurnished
- Excellent Local Amenities
- Extensive Plot with Landscaped Gardens
- Modern Family Living
- Energy Rating D
- Council Tax Band E

**£1,695 PCM**