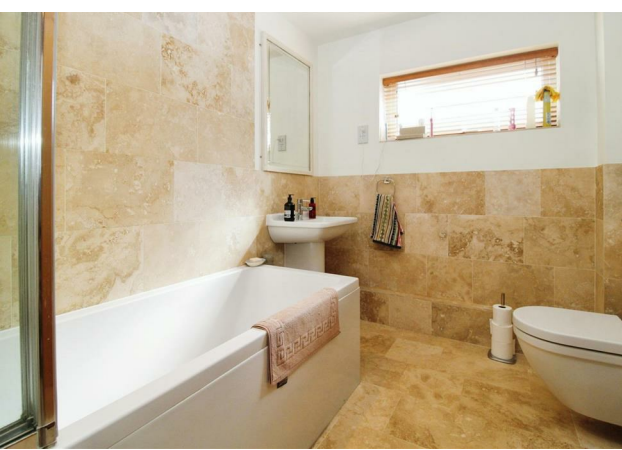
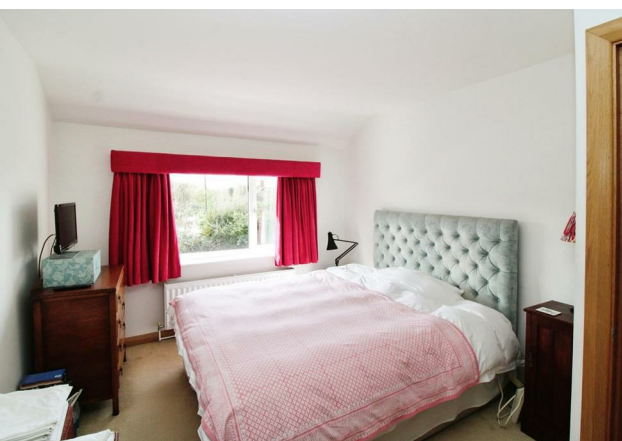




BROOKSIDE CLOSE, JUST OFF DUNCHURCH ROAD,

complete ●●●
SALES & LETTINGS





A unique home with over 1,800 sqft in a very private location just off the Dunchurch Road very close to the town centre. Lovingly extended and refurbished throughout the current owners have created an oasis suiting modern day living and giving space for the whole family. You have three good double bedrooms plus a smaller versatile fourth, two reception rooms and a large kitchen family diner, and a private garden all at the end of a private road. For more information and to arrange a viewing call us on 01788 550800

To the front of the property

Approached from the private road, you have space for three cars plus the garage. Very private with bushes and flowers creating a beautiful welcoming entrance. As you approach the front door you have a pathway and a newly laid patio area with step to the front door.

Entrance hall

As you enter through the front door you have a small porch area with space for shoe and coat storage. You can then follow through to the main hall way into the home.

Living room

6.07m x 3.48m (19'11 x 11'5)

A large space for the whole family to enjoy with a window to the front and patio doors to the rear allowing lots of natural light into the room. You also have hard wood flooring and a feature fire place.

Office

2.79m x 2.44m (9'2 x 8'0)

With double doors from the hall way this is a good size versatile room currently used as an office but could easily be a play room, an extra bedroom or even open to the hallway to create a quiet reading area.

Bedroom

3.56m x 3.53m (11'8 x 11'7)

A good size double bedroom with plenty of space for wardrobes and further storage.

Bedroom

4.22m x 3.05m (13'10 x 10'0)

Another good double bedroom with built in wardrobes and a window to the front of the property.

Bathroom

2.18m x 2.54m (7'2 x 8'4)

A spacious family bathroom with a shower over the bath finished with tiled walls and floor.

Inner hall

A great space linking the original bungalow with the new part and the upstairs.

Kitchen living diner

4.62m x 7.44m (15'2 x 24'5)

An amazing space with underfloor heating, a large set of bi-fold doors to the garden as well as a well appointed kitchen and then plenty of space for the dining area and sitting area.



Utility

1.45m x 2.49m (4'9 x 8'2)

Housing the boiler room, the w.c and access to the side of the property as well as extra storage and workspace.

Bedroom

4.14m x 3.45m + 2.84m x 2.84m (13'7 x 11'4 + 9'4 x 9'4)

A large double bedroom with a dressing area. there is a dormer window overlooking the garden.

Shower room

A small shower room finished with tiled walls and floor.

Bedroom

4.11m x 2.49m (13'6 x 8'2)

The smallest bedroom with a half raised area could be used as an office or dressing room.

Garage

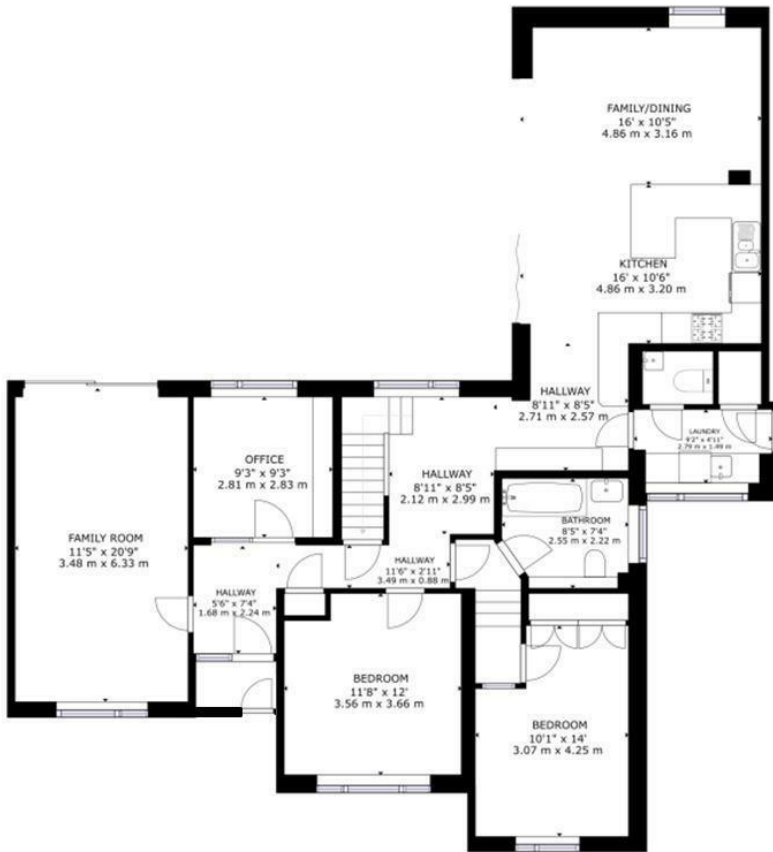
A good size single garage with power and lighting.

Garden

A private oasis created by the current owners you have a good size patio area a raised pond and grass area with flowerbed borders.

Rugby Borough Council





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1466 sq ft, 136.18 m²; FLOOR 2: 381 sq ft, 35.44 m²
 REDUCED HEADROOM: 93 sq ft, 8.78 m²
 TOTAL: 1847 sq ft, 171.62 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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