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Berrybanks,  
Offers In Excess Of £375,000

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ESTATE AGENTS

# Berrybanks, , Rugby

With four bedrooms and two bathrooms, there is plenty of space for everyone to have their own private corner. The first bedroom is a spacious double room, with an en-suite bathroom. The abundance of natural light pouring in adds to the room's charm. The other three bedrooms follow the same pattern of space and comfort, which is a common theme throughout the house. The property boasts two cosy reception rooms, providing ample space for socializing and relaxing. It also features a practical kitchen, complete with a utility room that helps keep your main kitchen clutter-free. The house has an EPC rating of C and falls into council tax band E. One of the most notable features of this property is its delightful location. Nestled amidst green spaces, it offers tranquility away from everyday life. Plus, with walking routes nearby, it is the perfect setting for those who enjoy a leisurely stroll or a brisk jog. For more information and to arrange your viewing please call 01788 550800

## To the front of the property

Accessed from the private road you have a small path with small shrubs leading to the front door.

## Entrance hall

With space for shoes and coats giving access around the home.

## Living room 21'6" x 11'8" (6.55m x 3.56m)

A large family room with a feature fireplace, thick pile carpet, a window to the front and patio doors to the rear allowing lots of natural light to flood the room.

## Dining room 10'4" x 8'1" (3.15m x 2.46m)

A versatile second reception room perfect for a dining room, games room or home office.



### **Kitchen 16'5" x 8'2" (5.00m x 2.49m)**

A good size kitchen with plenty of work surface and storage cupboards with views over the rear garden.

### **Utility 6'10" x 6'0" (2.08m x 1.83m)**

From the kitchen you have some extra storage and work surface with a sink. You also have space for the washing machine and access to the garden.

### **Bedroom one 10'11" x 10'8" (3.33m x 3.25m)**

A good size double bedroom to the front of the property with space for wardrobes and other storage.

### **En-suite 9'3" x 4'5" (2.82m x 1.35m)**

A spacious en suite with a double shower cubicle.

### **Bedroom two 8'1" x 10'11" (2.46m x 3.33m)**

A double bedroom to the front of the property with space for wardrobes.

### **Bedroom three 9'4" x 8'10" (2.84m x 2.69m)**

A double bedroom to the rear of the property with space for wardrobes.

### **Bedroom four 9'3" x 6'9" (2.82m x 2.06m)**

A small double or large single room to the rear of the property.

### **Bathroom 6'11" x 5'5" (2.11m x 1.65m)**

A good family bathroom to the front of the property with a shower over the bath.

### **Rear garden**

With a patio from the utility and living room leading to artificial grass and decking under the pergola with grapevine growing.

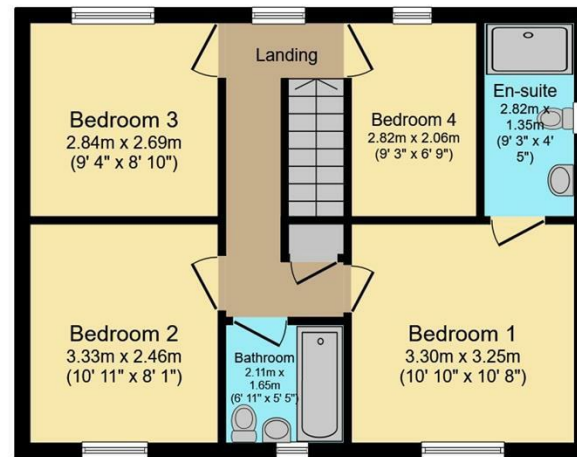
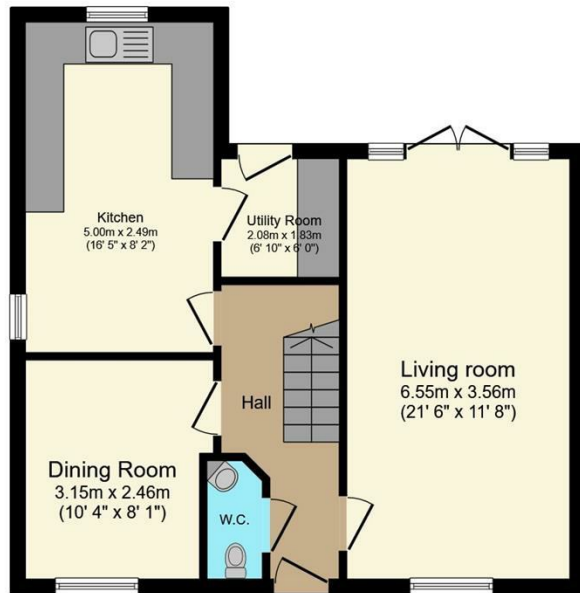
### **Garage**

With an up and over door, lights and power. You also have a driveway in front.

## **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR





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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL: 99.2 m<sup>2</sup> (1,068 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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