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Cook Close, Brownsover
Guide Price £375,000

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ESTATE AGENTS

Cook Close, Brownsover, Rugby

Welcome to this charming four-bedroom detached home on Cook Close in the picturesque town of Rugby. This property boasts a delightful conservatory, perfect for enjoying your morning cup of tea or hosting guests in the evening. Situated on a corner plot, this house offers ample space both inside and out, with the potential for extension to make it truly your own. The in-and-out drive adds a touch of convenience to your daily routine, while the single garage and carport provide plenty of parking options for you and your visitors. With one reception room, four bedrooms, and a bathroom, this house is ideal for families looking for a comfortable and spacious living environment. Don't miss out on the opportunity to make this lovely property your new home in Rugby.

Entrance Hall

Entered via double-glazed door. Door to garage. Doors to

Cloakroom

Low flush WC. Wash hand basin. Radiator.

Lounge 12'7" x 13'8" (3.86 x 4.18)

Living flame gas fire with attractive wood surround. Radiator. Double-glazed doors to the Conservatory.

Dining Area 14'1" x 8'5" (4.31 x 2.57)

Radiator. Window to side. Double-glazed doors to rear garden.

Conservatory 13'4" x 10'2" (4.08 x 3.12)

Glazed to two sides. Double-glazed doors to garden.



Kitchen 10'7" x 8'5" (3.24 x 2.59)

An array of base cupboards and drawers with one-and-a-half bowl single drainer sink unit. Built-in electric fan-assisted double oven. Electric hob with extractor above. Tiled splash areas. Built-in fridge / Freezer. Eye level units. Tiled splash areas. Dishwasher. Designer column radiator in white. Double-glazed window to front. Door to side.

First Floor Landing

Loft access. Linen cupboard. Doors to

Bedroom One 12'2" x 10'5" (3.71 x 3.18)

Built-in wardrobe. Radiator. Double-glazed window to rear.

Bedroom Two 11'1" x 10'6" (3.40 x 3.21)

Radiator. Double-glazed window to rear.

Bedroom Three 10'8" x 7'10" (3.26 x 2.41)

Currently being used as an office with fitted furniture. Radiator. Window to front.

Bedroom Four 12'0" x 7'1" (3.68 x 2.16)

Radiator. Window to front.

Shower Room 7'10" x 6'11" (2.39 x 2.13)

Fitted tiled shower enclosure with curved sliding glass screen. Fitted shower. Low flush WC. Vanity unit with inset sink. Fully tiled walls.

Garage 20'11" x 8'7" (6.40 x 2.62)

Entered via roller door. Power and light connected with personal door to rear garden.

Carport

Covered carport. Door to rear garden.

Rear Garden

The rear garden is well-stocked with an abundance of mature shrubs. Pond. The majority of the garden has artificial turf. Fully enclosed by panel fencing. Timber garden shed. Covered decked area off the dining room / Conservatory with canvas curtains to shield you from the elements. The garden has been designed with low-maintenance in mind.

Front

Block paved in and out driveway with sufficient off-road parking for 4/5 vehicles. Maturing shrubs and bushes. Small enclosed fenced area with slate chippings and mature shrubs.

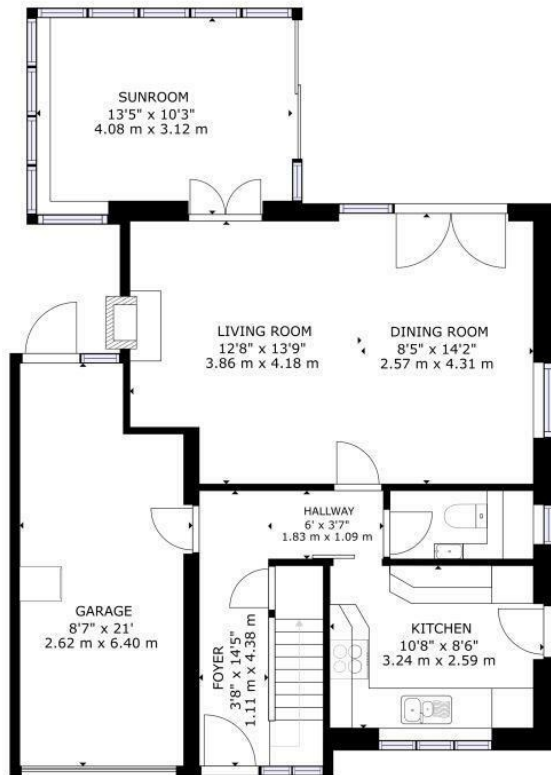


About Rugby

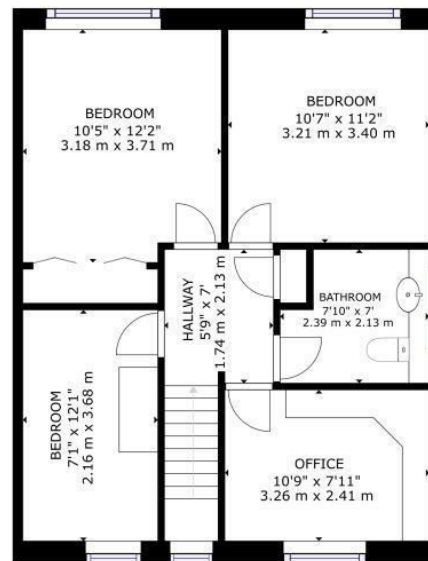
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 681 sq ft, 63.23 m², FLOOR 2: 593 sq ft, 55.1 m²
EXCLUDED AREAS: GARAGE: 177 sq ft, 16.4 m²
TOTAL: 1274 sq ft, 118.33 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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