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Hazelwood Close, Dunchurch  
Offers In Excess Of £395,000

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ESTATE AGENTS



# Hazelwood Close, Dunchurch, Rugby

Nestled in the charming village of Dunchurch, Rugby, this delightful detached house on Hazelwood Close offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities. As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-proportioned bedrooms provide ample space for ensuring that each family member can enjoy their sanctuary. The layout of the house promotes a sense of openness, making it a wonderful space for gatherings and family activities.

One of the standout features of this property is the open view to the rear, which enhances the sense of tranquillity and connection to nature. Imagine enjoying your morning coffee or evening meals while taking in the picturesque scenery that surrounds you. The garden space offers potential for outdoor activities, gardening, or simply unwinding in the fresh air.

Dunchurch is known for its community spirit and picturesque surroundings, making it an excellent choice for those looking to settle in a friendly village atmosphere. With convenient access to local shops, schools, and transport links, this property not only provides a comfortable home but also a lifestyle that many aspire to. In summary, this four-bedroom detached house in Dunchurch is a rare find, combining spacious living with beautiful views and a welcoming community. It presents an excellent opportunity for those looking to make a house their home in a desirable location.

## Hallway

Doors to.

## Lounge / Dining Room 22'0" x 11'8" (6.71 x 3.58)

Upvc double-glazed bay window to front elevation. Upvc double-glazed French doors to the rear garden. Radiator. It features a fireplace with a tiled hearth and timber mantel. Door to:

## Kitchen 3.99 x 2.97

Upvc double-glazed window and door to rear elevation. Single panel radiator. Range of fitted wall and base units with roll top work surface over. Stainless steel sink and drainer unit with pillar tap over. Part tiled walls. Space for an electric oven. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Door to pantry. Window and door to rear.

## First Floor Landing

Loft hatch. Door to airing cupboard housing hot water cylinder. Doors to:

## Bedroom One 11'10" x 11'8" (3.61 x 3.56 )

Upvc double-glazed window to front elevation. Single panel radiator.

## Bedroom Two 10'5" x 10'0" (3.2 x 3.05)

Upvc double-glazed window to front elevation. Single panel radiator. Built-in wardrobe/storage cupboard.





**Bedroom Three 8'7" x 8'0" (2.62 x 2.44)**

Upvc double-glazed window to rear elevation. Single panel radiator

**Bedroom Four 9'8" x 6'7" (2.97 x 2.03)**

Upvc double-glazed window to rear Single panel radiator. Built-in wardrobe/storage cupboard.

**Family Bathroom**

A recently updated suite comprises a low-flush WC, a Wash hand basin with vanity units under, a P-shaped bath with a glazed shower screen, and a rainfall ceiling shower with an additional handheld shower. Fully tiled walls. Heated towel rail. Window to rear.

**Garage 16'9" x 7'10" (5.11 x 2.39)**

Metal electric remote up and over door. Light and power are connected—Pedestrian door.

**Rear Garden**

Patio area. The majority of the garden is laid to lawn. Fully enclosed by panel fencing. Gated side access. The property backs onto an open wooded area and enjoys private open views.

**Front Garden**

It has a mature shrubbery with most of the front block paved to provide off-road parking for 2/3 vehicles.

**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

**Dunchurch History**

The earliest historical reference to Dunchurch was in the Domesday Book of 1086, which mentioned a settlement called Don Cerce. The village's core has been declared a conservation area because it has many buildings of historical interest. Some of the buildings that date to the 15th century are timber-framed and still have traditional thatch roofs. As Dunchurch was located at the crossroads of the coaching roads between London and Birmingham (now the A45 road) (classified as B4429 through the village) and Oxford and Leicester (now the A426 road), it was for centuries, an important staging post. At one point, there were 27 coaching inns in Dunchurch to cater for travellers. Two of these remain; the 'Dun Cow' and 'The Green Man'. Guy Fawkes House, now a private residence, formerly the 'Lion Inn' Many notable people have stayed at Dunchurch. Most notably, in 1605 the Gunpowder Plotters stayed at the 'Lion Inn' (now a private residence called 'Guy Fawkes House') in Dunchurch, convened by Sir Everard Digby, awaiting news of Guy Fawkes's attempt to blow up the Houses of Parliament.[5] If he had been successful, they planned to kidnap the King's daughter, Princess Elizabeth,h from nearby Coombe Abbey.

The property is within walking distance of an outstanding infant and junior school.

**Agents Note.**

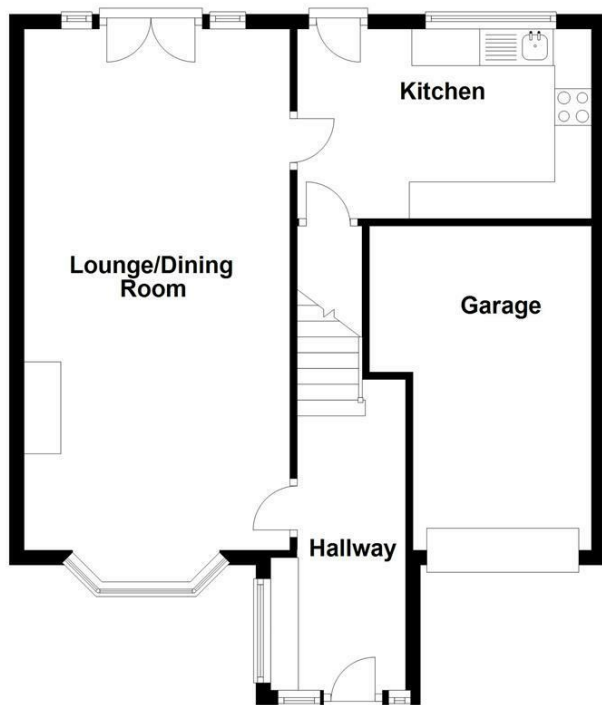
The property offers excellent potential to extend in line with neighboring properties. (STP)



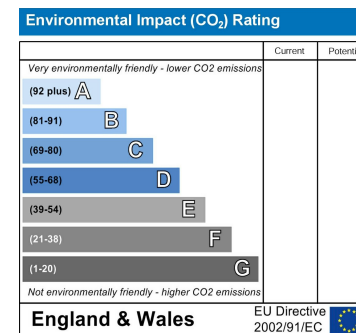
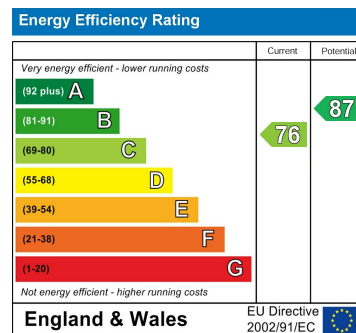
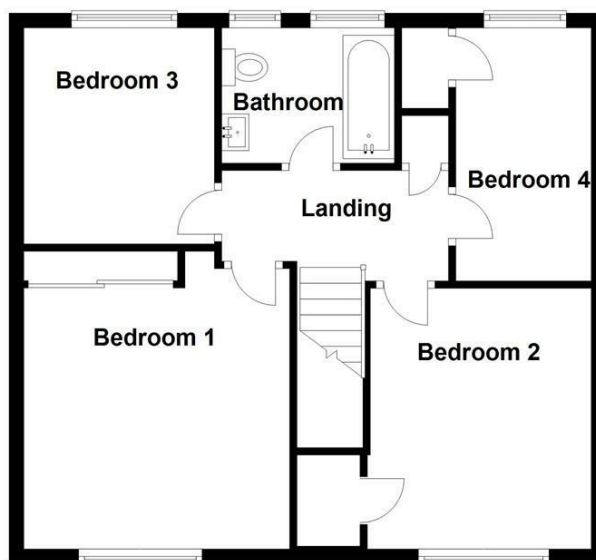




**Ground Floor**



**First Floor**



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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