

## 2 Balding Close Barby, Rugby, CV23 8TQ

Welcome to this immaculate EXTENDED detached family home located in a quiet and peaceful tree-lined cul-de-sac. This outstanding property offers privacy and is situated in a sought-after village location with excellent public transport links, nearby schools, and local amenities. The property boasts mature, private gardens and an extended layout, making it the ideal choice for families.

Inside the property, you will find three spacious reception rooms, two of which enjoy garden views and ample natural light, with the study located to the front aspect of the property overlooking the drive. The open-plan living areas offer a great space for entertaining, with large windows and a fireplace creating a warm and inviting atmosphere.

The open-plan kitchen is modern and well-equipped, featuring modern appliances and a utility room. It offers plenty of natural light and a dining space, perfect for enjoying family meals. The property also benefits from a double garage, providing secure parking and extra storage space.

Offers over £600,000



## 2 Balding Close

Barby, Rugby, CV23 8TQ



- Outstanding Detached Family Home
- Modern kitchen with dining space
- Spacious bedrooms with built-in wardrobes
- Beautiful Tree Lined Cul-De-Sac
- Extended Layout
- Sought After Village Location
- Double garage for secure parking
- Private, mature gardens
- Open-plan living areas
- No Onward Chain

### Entrance Hall

### Living Room

19'10" x 11'6" (6.05 x 3.53)

### Kitchen/Breakfast Room

23'1" x 10'4" (7.04 x 3.15)

### Utility Room

### Dining Area

14'9" x 10'9" (4.52 x 3.29)

### Family Room

10'7" x 9'4" (3.23 x 2.87)

### Study

10'2" x 7'9" (3.10 x 2.37)

### Bedroom One

14'7" x 11'0" (4.45 x 3.37)

### En-Suite

12'4" x 7'9" (3.76 x 2.38)

### Bedroom Two

12'0" x 11'5" (3.66 x 3.50)

### Bedroom Three

11'10" x 7'8" (3.61 x 2.36)

### Bedroom Four

10'7" x 9'3" (3.23 x 2.82)

### Bathroom

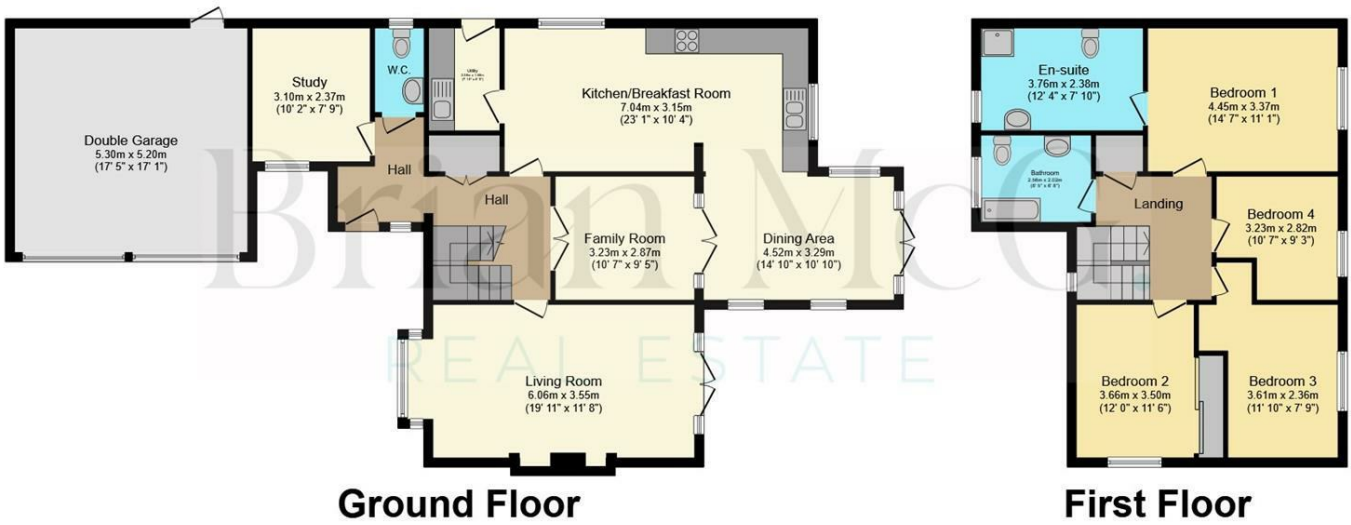
8'5" x 6'7" (2.58 x 2.02)



[Directions](#)



# Floor Plan



Total floor area 198.8 sq.m. (2,140 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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