

## 13 Sorrel Drive Boughton Vale, Rugby, CV23 0TL

SUPERB Detached family home, enjoying a CORNER PLOT position in the SOUGHT AFTER Boughton Vale area in the North of Rugby.

This property has 'OWNED OUTRIGHT SOLAR PANELS, meaning you can benefit from free energy usage which you can store in the wall mounted battery for later use, and you can sell any excess electric back to the grid, earning you money instead of costing you money.

Boasting four bedrooms, with one currently utilised as a walk in wardrobe for the primary bedroom, this well appointed home provides spacious and versatile living accommodation arranged over two floors, providing a lifestyle of convenience and comfort.

The accommodation comprises of an entrance hall, large bay fronted lounge, a refitted kitchen/diner, utility room, guest WC, and conservatory on the ground floor, with a landing area,

Guide price £365,000

# 13 Sorrel Drive

Boughton Vale, Rugby, CV23 0TL



- Detached Family Home
- Concrete Paved Driveway & Single Garage
- Utility Room & Guest WC
- Family Bathroom
- Generous Corner Plot Position
- Spacious Bay Fronted Lounge
- Conservatory
- Four Bedrooms - Currently Utilised as Three Beds Plus Walk In Wardrobe
- Refitted Kitchen/Diner
- Enclosed Rear Garden With Built In BBQ

## Entrance Hall

6'0" x 5'1" (1.85 x 1.55)

## Lounge

17'9" x 13'6" (5.43 x 4.13)

## Kitchen/Diner

16'9" x 12'2" (5.11 x 3.72)

## Utility Room

8'10" x 7'1" (2.70 x 2.16)

## Guest WC

5'3" x 3'6" (1.61 x 1.08)

## Conservatory

10'11" x 9'5" (3.35 x 2.88)

## Bedroom One

13'0" x 10'4" (3.97 x 3.16)

## Bedroom Two

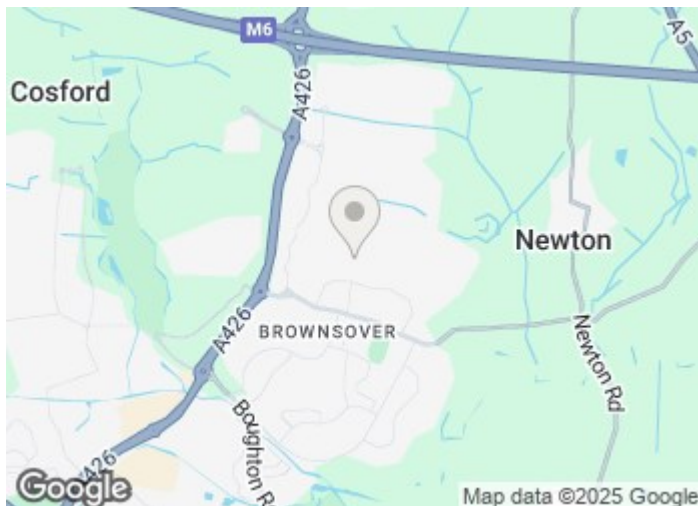
10'6" x 8'8" (3.21 x 2.65)

## Bedroom Three

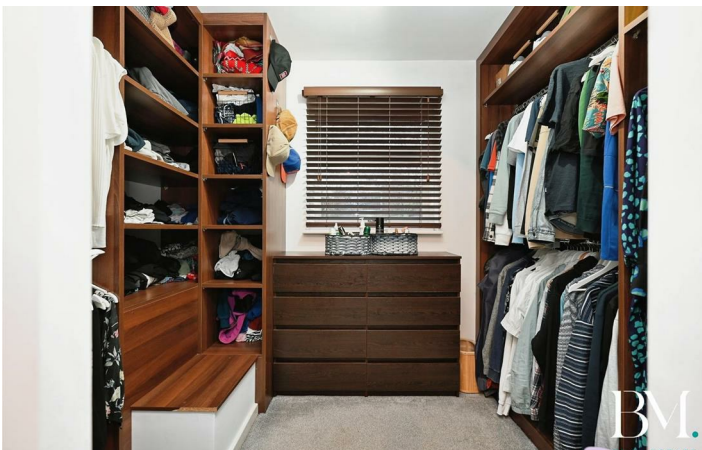
8'7" x 6'1" (2.62 x 1.87)

## Walk In Wardrobe/Bedroom Four

9'6" x 6'3" (2.91 x 1.91)



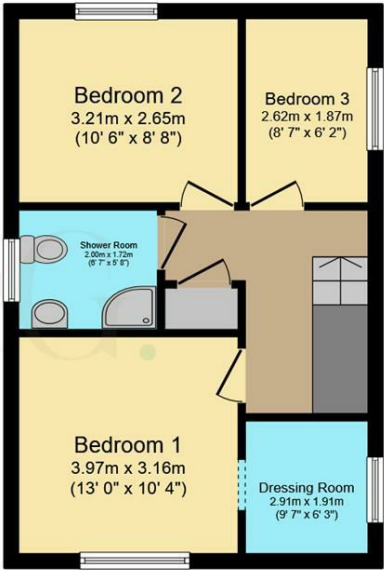
[Directions](#)



Floor Plan



Ground Floor  
Floor area 79.7 m<sup>2</sup> (858 sq.ft.)



First Floor  
Floor area 38.7 m<sup>2</sup> (416 sq.ft.)

TOTAL: 118.4 m<sup>2</sup> (1,274 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](http://www.Propertybox.io)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	