



30 Russell Avenue Dunchurch, Rugby, CV22 6PX

This SUPERB DETACHED FAMILY HOME is located in the highly sought-after and historic village of Dunchurch.

The property boasts a LARGER THAN AVERAGE CORNER PLOT position, with an extensive FIVE CAR DRIVEWAY, and a detached DOUBLE GARAGE, providing more than ample off road parking, something of a rarity these days.

The residence has a multitude of attractive features, including fFOUR SPACIOUS DOUBLE BEDROOMS, a 24ft x 16ft living room with feature fireplace, and dining room with garden access. There is a modern fitted kitchen with granite countertops and an abundance of natural light with adjoining utility room, and a guest WC on the ground floor.

The first floor features four generously proportioned bedrooms, a landing area, modern family bathroom, and a stunning REFITTED en-suite, equipped with rain shower and heated towel

Guide price £550,000

30 Russell Avenue

Dunchurch, Rugby, CV22 6PX



- Detached Family Home
- Large FIVE CAR DRIVEWAY & Double GARAGE
- Four Double Bedrooms
- Generous Corner Plot Position
- Highly Sought After Village Location
- Entrance Hall & Guest WC
- Fitted Kitchen & Utility Room
- Spacious Dual Aspect Living Room
- Refitted En-Suite & Modern Family Bathroom
- Enclosed Private Rear Garden

Entrance Hall

5'6" x 5'1" (1.70 x 1.55)

En-Suite

7'8" x 4'11" (2.36 x 1.52)

Lounge

23'3" x 16'4" (7.10 x 4.98)

Bedroom Two

14'4" x 10'8" (4.38 x 3.27)

Dining Room

11'8" x 11'5" (3.57 x 3.48)

Bedroom Three

11'11" x 9'9" (3.64 x 2.99)

Kitchen

11'7" x 11'5" (3.55 x 3.48)

Bedroom Four

13'3" x 9'11" (4.04 x 3.04)

Utility Room

8'0" x 5'8" (2.46 x 1.74)

Family Bathroom

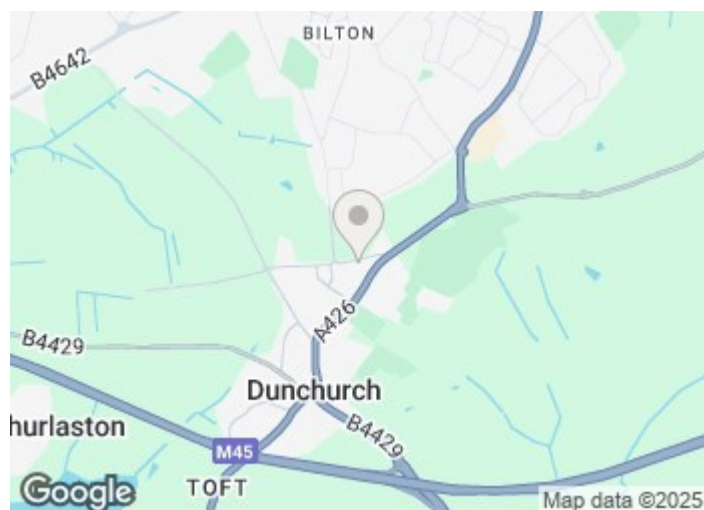
8'5" x 6'3" (2.58 x 1.92)

Guest WC

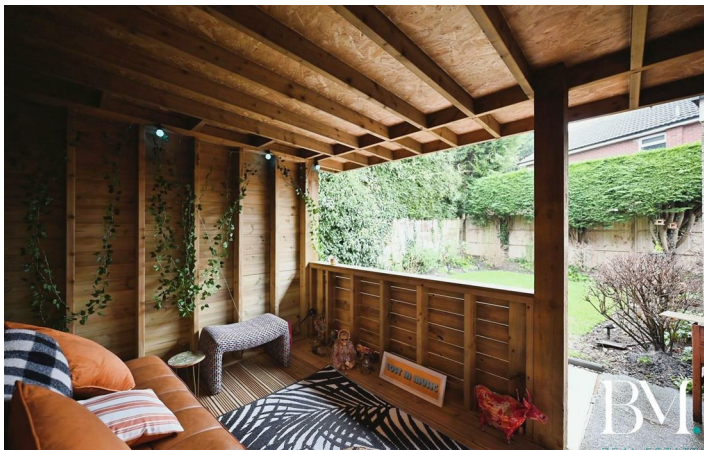
5'6" x 4'9" (1.70 x 1.45)

Bedroom One

14'5" x 12'4" (4.40 x 3.77)



[Directions](#)

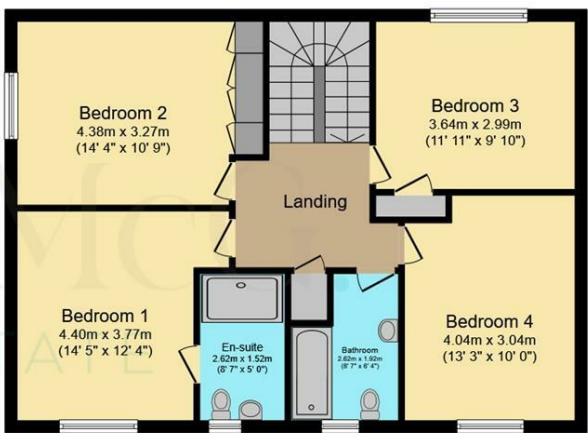


Floor Plan



Ground Floor

Floor area 75.0 sq.m. (808 sq.ft.)



First Floor

Floor area 70.5 sq.m. (759 sq.ft.)

TOTAL: 145.5 sq.m. (1,566 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

