



30 Russell Avenue Dunchurch, Rugby, CV22 6PX

Generous FOUR DOUBLE BEDROOM family home, with FIVE CAR DRIVEWAY & DOUBLE GARAGE in PRIME DUNCHURCH Location.

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 FOUR 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

Guide price £500,000

30 Russell Avenue

Dunchurch, Rugby, CV22 6PX



- Generous Detached Family Home
- Generous Corner Plot Position
- Fitted Kitchen & Utility Room
- Enclosed Private Rear Garden

- Large FIVE CAR DRIVEWAY & Double GARAGE
- Highly Sought After Village Location
- Spacious Dual Aspect Living Room

- Four Double Bedrooms
- Entrance Hall & Guest WC
- Refitted En-Suite & Modern Family Bathroom

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

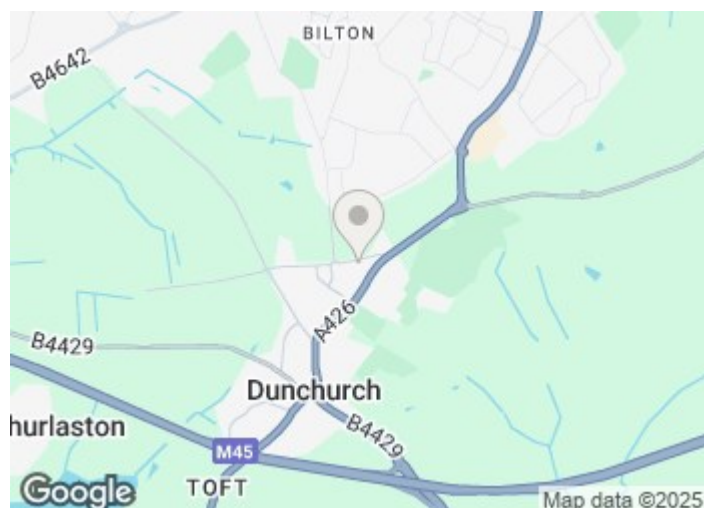
8'5" x 6'3" (2.58 x 1.92)

Guest WC

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

Bedroom One

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



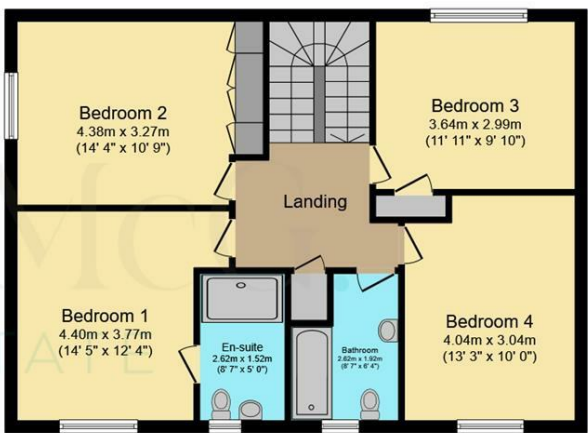
Directions



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

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