



Ellis Brooke



Chez Nous Coventry Road, Rugby, CV23 0QD

Asking price **£450,000**



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Rugby, CV23 0QD

Presenting a generously proportioned four-bedroom detached bungalow offering picturesque open countryside views to the rear. Nestled in a sought-after Warwickshire village, this property boasts convenient access to Rugby, Lutterworth, and Coventry. Nearby amenities are available in the charming villages of Brinklow and Stretton-under-Fosse, including the Malt Kiln Farm shop. The accommodation comprises a hall, lounge, kitchen/breakfast room, family room, conservatory/dining room, utility, bathroom, and four bedrooms. Additional features include uPVC double glazing, a gas combination boiler, ample off-road parking, and a workshop to the side. With no chain, this property presents a fantastic opportunity for buyers seeking a spacious home in a tranquil setting.



Hall	
Bedroom Four	10'0 x 8'4 (3.05m x 2.54m)
Bedroom One	12'10 x 9'11 (3.91m x 3.02m)
Bedroom Two	12'10 x 9'11 (3.91m x 3.02m)
Bedroom Three	10'0 x 8'4 (3.05m x 2.54m)
Bathroom	13'3 x 7'10 (4.04m x 2.39m)
Kitchen/Breakfast Room	17'0 x 14'8 (5.18m x 4.47m)
Lounge	17'1 x 9'4 (5.21m x 2.84m)
Conservatory/Dining Room	13'7 x 12'7 (4.14m x 3.84m)
Family Room	17'4 x 9'7 (5.28m x 2.92m)
Utility Room	9'8 x 8'8 (2.95m x 2.64m)
Workshop	
Outside	





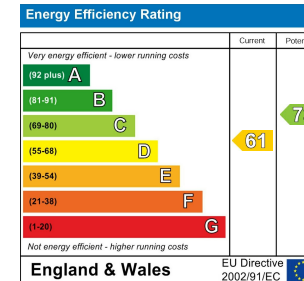
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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