



35 Sheridan Close, Rugby, Warwickshire, CV22 5RL

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV22 5RL

Guide Price: £300,000

An extended, three bedroom semi detached dormer bungalow with off road parking and single garage. Located in the popular residential area of Hillside, this property benefits from a re-fitted kitchen and offers spacious ground floor accommodation along with an enclosed rear garden.

Features

- Ground floor extension
- Generous sitting room/dining room
- Re-fitted kitchen
- Utility area
- Three bedrooms
- Family bathroom
- Block paved driveway
- Parking for several vehicles
- Single garage



Location

The property is situated just over a mile from Rugby town centre in the established and popular residential area of Hillside, just off Dunchurch Road. From here it is only a short drive (or a brisk walk) to the centre of town which offers an extensive range of shopping facilities including national retailers and independent outlets. Rugby also has a mainline train station which offers a frequent service to London Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.



Ground Floor

A UPVC door leads to a useful porch which has a further UPVC door providing access to the entrance hall, fitted with wood effect flooring. Stairs, with a useful cupboard below, rise to the first floor and doors lead to the ground floor accommodation, including a ground floor shower room fitted with wood effect flooring, a glass and chrome shower enclosure with rainfall shower head, WC and wash hand basin. The extended sitting/dining/breakfast room has continuation of the flooring from the entrance hall and is particularly spacious, with a window overlooking the front aspect, a feature arch and French doors with glazed panels either side affording plenty of natural light and providing access to the rear garden. The recently re-fitted kitchen can be accessed from both the sitting room and the entrance hall and is fitted with a variety of

grey contemporary wall and base units, including drawers with work surfaces over. Appliances include a double oven with grill, extractor fan, fridge/freezer and dishwasher. A door from the kitchen leads through to a boot/utility room with direct access to the single garage.

First Floor

A part galleried landing has doors leading to three bedrooms and the family bathroom which is fitted with a white suite comprising of a wash hand basin, bath with handheld shower attachment, WC, chrome heated towel ladder and a useful storage cupboard with shelving below. The principal bedroom overlooks the front aspect and benefits from sliding wardrobes with mirrors to one wall. There are two further bedrooms, both of which overlook the rear aspect.

Outside

To the front of the property there is a spacious block paved driveway with parking for several vehicles in front of the single garage. A side gate leads to the rear garden which has paved patio areas, providing ideal spaces for outside dining and entertaining, and a decked area along with a lawn. The garden is bound by close board fencing and has a brick-built barbecue, brick-built water feature and raised sleeper edged flower beds.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

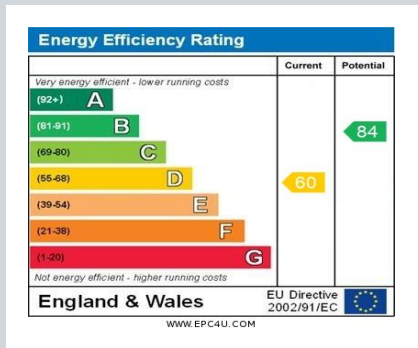
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

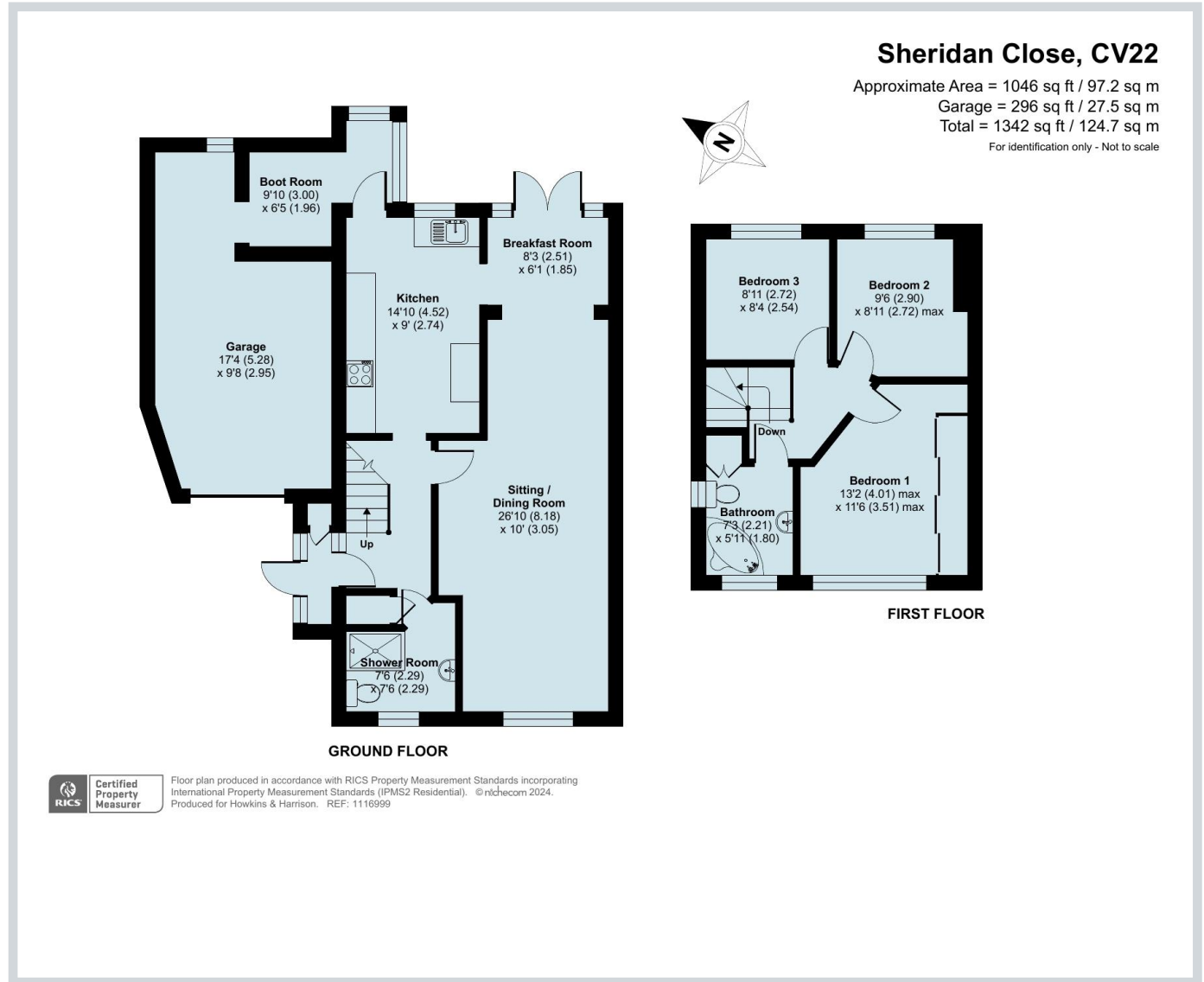
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – C.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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