



3 Harebell Way, Boughton Vale, Rugby, Warwickshire, CV23 0TT

HOWKINS &
HARRISON

3 Harebell Way, Boughton Vale,
Rugby, Warwickshire, CV23 0TT

Guide Price: £390,000

A four-bedroom detached home situated in the Strawberry Fields residential area of Rugby, offering substantial accommodation over two floors with modern a fitted kitchen, a generous utility room, refitted shower room, a block paved driveway with ample off-road parking and garage.

Features

- Detached four-bedroom property.
- Offered for sale with no onward chain.
- Master bedroom with an ensuite shower room.
- Newley fitted modern kitchen.
- Built-in appliances.
- Large utility room.
- Private rear garden.
- Gas central heating UPVC double glazing.
- Off-road parking and single garage.



Location

Harebell Way is situated in the popular residential area of Strawberry Fields on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1 and A14. Rugby railway station is also just a few minutes' drive away and offers a regular high speed rail link to London Euston in under 50 minutes. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas, including Rugby High School for girls and Lawrence Sheriff, Bilton Grange and Princethorpe College and world-famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks as well as local amenities.



Ground Floor

A porch with a double-glazed door leads into the entrance hall with doors leading into the ground floor rooms and stairs rising to the first floor. A modern kitchen, to the rear of the property, is fitted with high gloss units with built in cooking appliances to include, dishwasher, gas hob, electric oven and microwave: with doors through to the utility room and dining room. The utility is equally well fitted with high gloss units and doors through to the garage and rear garden. The dining room is situated off the kitchen with double doors into the sitting room.



First Floor

There are four bedrooms to the first floor, bedrooms two and three are to the rear of the property, with recess space for wardrobes. The master bedroom is fitted with a large range of built in wardrobes and an ensuite shower room consisting of a white modern suite, a shower cubicle with a glass and chrome door, wash hand basin, WC and heated towel rail. The family bathroom completes the first-floor accommodation and is fitted with double walk-in shower cubicle with a glass screen, WC, wash hand basin and a heated towel rail.

Outside

To the front of the property is an imprinted concrete driveway with ample parking for three/four cars and access to the single garage. There is a front lawn with mature planting and a gate to the side accessing the rear garden. The private rear garden is mostly laid to lawn with a patio area for outdoor entertaining and mature shrubs and plants.



Viewing

Strictly by prior appointment via the selling agents. Contact Tel: 01788-564666.

Fixtures and Fittings

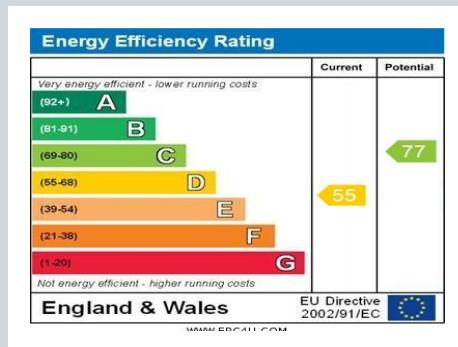
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Council Tax Band – D.



Howkins & Harrison

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Approximate Area = 1281 sq ft / 119 sq m

Garage = 161 sq ft / 15 sq m

Total = 1442 sq ft / 134 sq m

For identification only - Not to scale

