



5 Weston Close, Dunchurch, Rugby, Warwickshire, CV22 6QD

HOWKINS &
HARRISON

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Dunchurch, Rugby,
Warwickshire, CV22 6QD

Guide Price: £360,000

A spacious, extended five bedroom semi-detached property presented to a high standard, located in a quiet cul-de-sac in the sought after village of Dunchurch.

Features

- Five bedrooms
- Three reception rooms
- Kitchen and separate utility room
- Popular village location
- Landscaped rear garden
- Block paved drive with parking for two vehicles
- Bathroom and shower room on the first floor
- South facing rear garden



Location

The property benefits from being within close proximity and in walking distance of Dunchurch village centre and its amenities including shops, post office, doctors' surgery, pubs, a café, restaurants, a petrol station and good bus routes. The village has a very active social scene, based around the village hall. Rugby is only three miles away and offers a wider range of retail and leisure facilities. Schooling is available at the well reputed Dunchurch Infant and Junior Schools. The Montessori nursery school and independent prep school, Bilton Grange, are close by, with Bilton Grange being in walking distance from Dunchurch. Rugby and the surrounding area provide plenty of options for senior schooling, both state funded and private, including the world renowned Rugby School just a few minutes away. There is a frequent rail service to London Euston from Rugby station which takes just under 50 minutes.



Ground Floor

From under a covered storm canopy, a UPVC front door opens to the entrance hall, with stairs rising to the first floor, useful understairs cupboard, doors leading to the ground floor accommodation and attractive wood effect flooring which extends through to the sitting room and family room. The kitchen overlooks the front aspect and has been fitted with a variety of cream shaker style wall and base units, including cutlery and pan drawers with work surfaces over. Fitted appliances include a double electric Hotpoint oven, electric hob with extractor fan over and space with plumbing for additional appliances. The sitting room overlooks the rear aspect and is flooded with natural light from a leaded picture window and leaded door which leads to the rear garden. The focal point of the room is a feature fireplace with wooden surround and slate hearth. Accessed off the sitting room is a further reception room, currently being used as a dining room, off which a further door leads to a useful utility room, fitted with a variety of white high gloss wall and base kitchen cabinets with worksurfaces over. There is space and plumbing for a washing machine and tumble drier. From the utility room there is access to the outside of the property and to the family room, which has an attractive bay window overlooking the front aspect.

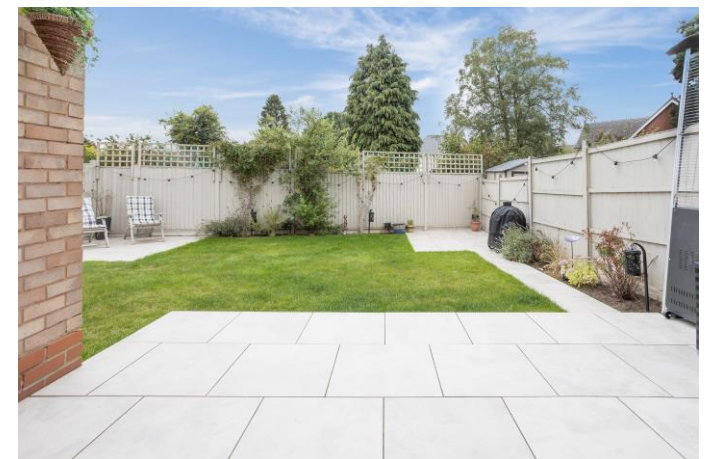


First Floor

A galleried landing has doors leading to five bedrooms, the family bathroom and shower room. The master bedroom and bedroom three overlook the front aspect, with the remaining bedrooms overlooking the rear. The family bathroom is fitted with grey vinyl floor tiles, bath with handheld shower over, pedestal wash hand basin and WC. The shower room is fitted to a similar design with grey vinyl floor tiles, wash hand basin, WC and chrome and glass shower enclosure.

Outside

To the front of the property, a block paved driveway provides parking for two vehicles. The front is mainly laid to lawn with an established cherry tree and planted flower borders. A side gate with block paved path leads to the recently landscaped rear garden, which has three contemporary grey porcelain patios, one extending across the rear of the property with the remainder in each of the corners of the rear of the garden which provide ideal spaces for outdoor dining and entertaining. There is a lawn area, planted borders with shrubs such as lavender, with the rear being enclosed by close board fencing and attractive trellis with climbing plants.



Viewing

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

Fixtures and Fittings

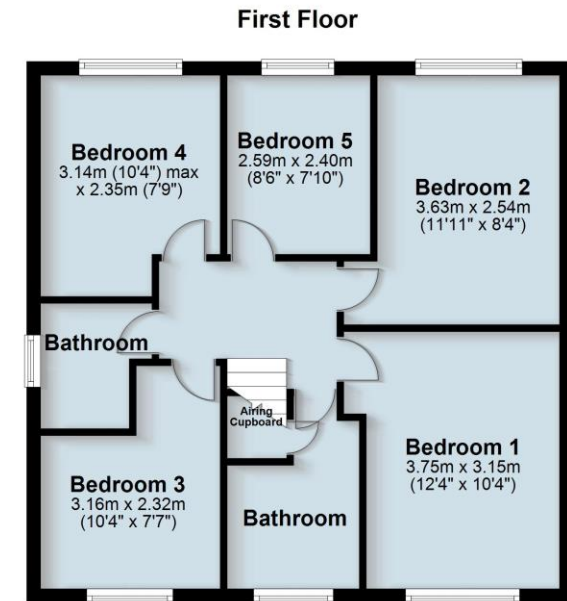
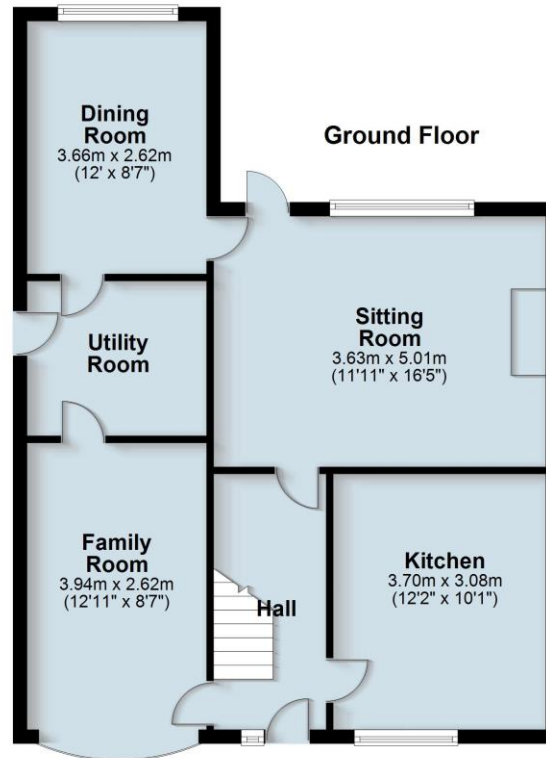
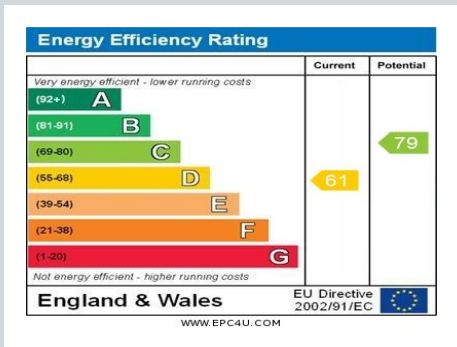
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



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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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