



35 Carlton Road, Rugby, Warwickshire, CV22 7PD

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV22 7PD

Guide Price: £360,000

Welcome to this charming, detached dormer bungalow located on Carlton Road in Rugby. This delightful property boasts two/three reception rooms including a sitting room and garden room, with four generously sized bedrooms, along with a fifth bedroom/study and a large rear garden. The property is offered for sale with no onward chain.

Features

- Extended detached dormer bungalow
- Four double bedrooms
- No onward chain
- Large mature rear garden
- Two/three reception rooms
- Study/bedroom five
- Ground floor shower room and first floor cloakroom
- Off-road parking
- Gas central heating
- UPVC double glazing
- Popular residential location
- Newly installed boiler in 2021



Location

The property is situated on the outskirts of Rugby town. Local amenities are available within walking distance and include a Co-op store, Saunbury's superstore and post office. Rugby town is a short bus journey away and offers a broader range of high street shops, independent retailers, restaurants, bars, and leisure facilities. Schooling is available at Bawnmore School, Bilton Junior School, and Rokeby, with independent options at Crescent School and Bilton Grange Preparatory School. Secondary education is available at Harris Church of England Academy, Bilton School, Rugby High School for Girls and Lawrence Sheriff in nearby Rugby. The property is also very well positioned for the commuter with easy access to the M1/M6 and M45 motorway networks. It is also a short drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes.



Ground Floor

The property opens into an inviting entrance hall, with doors leading to the ground floor accommodation and stairs rising to the first floor. Two double bedrooms are situated on the ground floor, with a further study/bedroom five. The main bathroom is fully tiled and is also located on the ground floor and fitted with a modern white suite comprising of a shower cubicle, wash hand basin and WC. The kitchen overlooks the garden to the rear and is fitted with a range of built-in storage cupboards with complementary worksurfaces and space for appliances. The focal point to the sitting room is a tiled fireplace with an open fire inset and is fitted with oak flooring, with sliding doors that open into the light and airy sunroom which boasts views over the rear garden and has a solid roof with Velux windows, along with a door through to the studio, which was formerly a garage.



First Floor

The first floor has two double bedrooms, both benefitting from built-in storage, with bedroom having its own en-suite facilities comprising of a WC and wash hand basin.

Outside

To the front, the property has a mature front garden laid to lawn, with a variety of shrubs and plants, along with a driveway offering off-road parking for two/three vehicles. A paved path leads to the front door. The mature rear garden is accessed via the sunroom and is of a generous size, planted with a large range of mature shrubs and trees offering a private tranquil space.



Viewing

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

Fixtures and Fittings

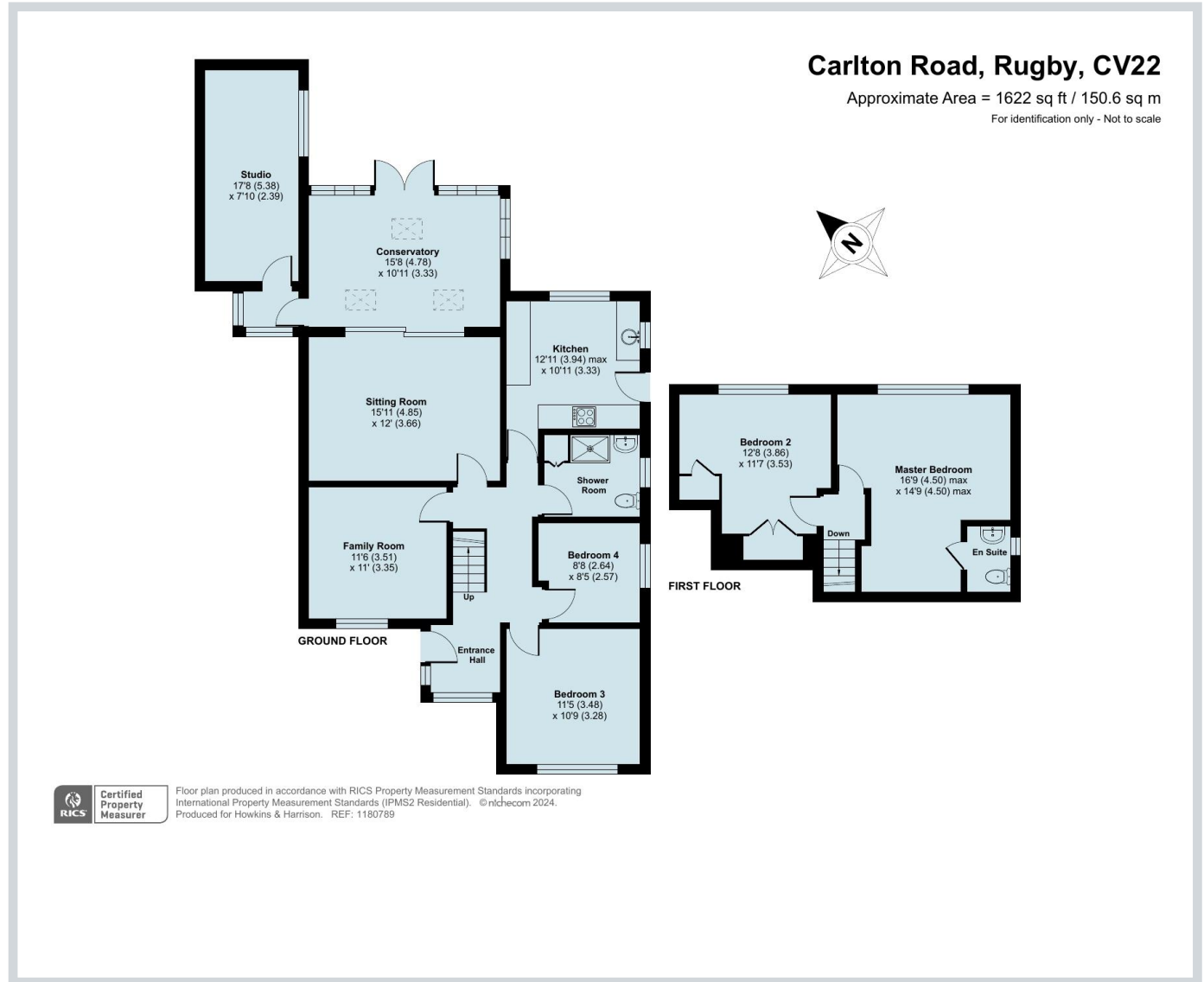
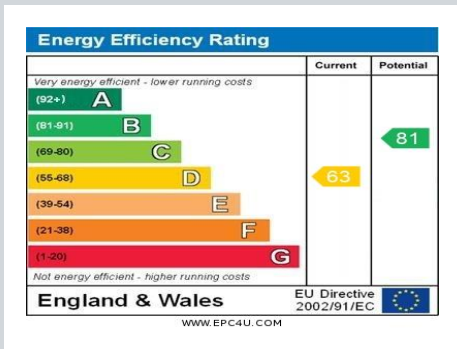
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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