



12 Earle Gardens, Dunchurch, Rugby, Warwickshire, CV22 6BN

HOWKINS &
HARRISON

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Dunchurch, Rugby,
Warwickshire, CV22 6BN

Guide Price: £635,000

A beautifully presented, executive five bedroom detached property built to a high specification with double garage. This property is located in the popular village of Dunchurch at the end of a quiet cul-de sac and offers modern family living over two floors.

Features

- Five bedrooms
- Principal bedroom with dressing area and en-suite
- Guest bedroom with fitted wardrobes and en-suite
- Upgraded property including appliances, granite worktops and new internal doors
- Electric charging point
- Open plan kitchen/breakfast room with Amtico flooring and bi-fold doors
- Two reception rooms
- Spacious utility
- Integral double garage
- NHBC guarantee
- Block paved driveway
- Generous enclosed south facing rear garden
- Popular village location
- Walking distance to local amenities



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

A spacious entrance hall is fitted with beautiful, grey marble effect floor tiles which extend through to the downstairs cloakroom, fitted with a corner wall hung wash hand basin, WC and chrome heated towel ladder. Stairs rise to the first floor and upgraded doors lead to the ground floor accommodation. The sitting room has a box bay window, which overlooks the front aspect, and double internal doors through to the dining room which overlooks the rear aspect. The open plan kitchen/breakfast room is accessed from both the dining room and entrance hall and is fitted with attractive high quality Amtico flooring which extends through to the utility room. There is a variety of cream shaker style wall and base kitchen cabinets with white quartz work surfaces over, which complements the splash back to the five burner gas hob, which has an extractor fan over. Fitted appliances include a Neff Slide and Hide oven, Neff combination microwave/oven, fridge, freezer and dishwasher. The seating area has bi-fold doors overlooking the rear garden. From the kitchen the utility is accessed which has further cream base cabinets with work tops over, along with space for a washing machine. Doors lead to the rear garden and the integral double garage.





First Floor

A spacious landing has doors leading to five bedrooms, one of which is currently being used as a study/home office, and the family bathroom. The principal bedroom overlooks the front aspect and has a walk-in dressing area with fitted wardrobes to two walls and an en-suite attached, which is of a generous size and fitted with a bath, WC, wash hand basin, shower enclosure with bi-fold chrome and glass door, along with a chrome heated towel ladder. Bedroom two and three both have fitted wardrobes, with bedroom two benefitting from its own en-suite. Bedroom four overlooks the rear aspect and is currently being used as a games room. The family bathroom is fitted with a tiled floor, bath, shower enclosure, WC, chrome heated towel ladder and a wash hand basin inset over a contemporary high gloss grey vanity unit with drawers below.



Outside

The front of the property is mainly laid to lawn with a sleeper edged border, with a sandstone paved pathway leading to the front door and to the side gate, which provides access to the generous, lawned rear garden. A separate decked area and a sandstone paved patio provide an ideal space for outdoor dining and entertaining. There are planted flower beds with a variety of plants and shrubs, a white and pink cherry blossom and an apple tree. The garden is fully enclosed by timber fencing.





Viewing

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

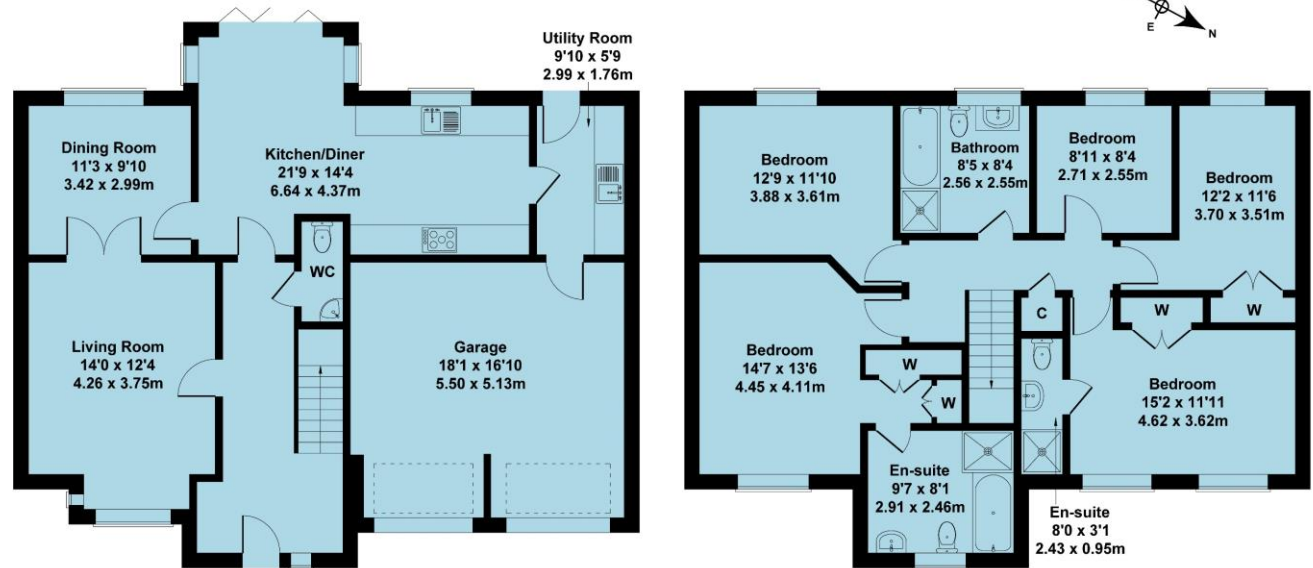
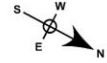
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – G.

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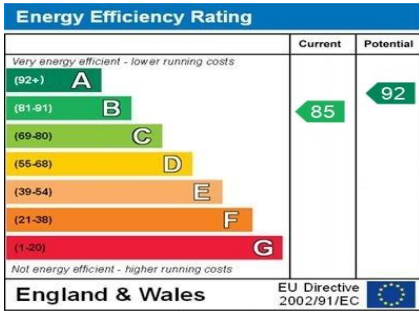
Approximate Gross Internal Area
2120 sq ft - 197 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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.