



23 Fosse Way, Stretton On Dunsmore, Rugby, Warwickshire, CV23 9NP

HOWKINS &
HARRISON

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Stretton-On-Dunsmore, Rugby,
Warwickshire, CV23 9NP

Guide Price: £380,000

This well presented three bedroom semi-detached property, situated on a corner plot and located in the popular village of Stretton-On-Dunsmore, has been recently extended to create an impressive open plan kitchen/dining/family room, providing a wonderful family/social space. The property further benefits from two separate reception rooms, snug and ample off-road parking in front of a single garage.

Features

- Popular village location
- Three bedrooms, two of which are doubles
- Fabulous open plan kitchen/dining/family room
- Newly fitted kitchen and bathroom
- Bi fold doors
- Roof lanterns
- Column style radiators
- Two further reception rooms, one currently used as an office
- Snug/Playroom
- Wood burning stove
- Ample off-road parking
- Detached single garage



Location

Stretton on Dunsmore is a sought after village with a public house, a doctors' surgery with a dispensary and a well regarded primary school with pre-school and after school clubs, along with a nursery for younger children. The village boasts a large general store which includes a Post Office and off-licence and acts as a focal point for village information. The parish church has regular services and a number of associated activities such as a bell ringing and Sunday school. The village hall provides a hub for social events and is regularly used for meetings, entertainment, exhibitions and community functions. There are two recreation areas which include a play space for young children, cricket and football pitches, and a skate-board park. There is a regular bus service to Coventry, Rugby, Leamington and the surrounding villages and there is even a garage for servicing and MOTs. The property is very well situated for access to the major road networks including the M1, M6 and M42. Rugby and Coventry, both about twenty minutes away, have high speed rail services to London.



Ground Floor

The property opens into an entrance porch, with door leading through into the hallway, with polished tiled flooring, contemporary radiator, stairs rising to the first floor and doors leading to the ground floor accommodation. The sitting room is located to the front aspect, a light and airy room with a column radiator and a wood burning stove set into the chimney breast, set on a flagstone hearth with oak beam above provides a welcoming focal point to the room. To the opposite side of the hallway is a second reception/family room (currently being used as a home office) with leaded window to the front aspect, a full height column radiator and a door leading to a useful under stairs cupboard, ideal for storage. To the rear of the property an opening leads into the impressive kitchen/dining/family room, this wonderful open plan space overlooks the garden and is flooded with natural light, with bi fold doors to the rear, a floor to ceiling glazed window and two roof lanterns, finished with attractive, wood effect herringbone flooring. The recently re-fitted kitchen boasts a range of grey shaker style base and eye level units incorporating numerous cupboards, including a curved corner unit, cutlery and pan drawers, with marble effect worksurfaces, upstands and splash back. Integrated appliances include a full height fridge/freezer and dishwasher, with fitted appliances to include an eye level Zanussi double oven with grill and a Samsung electric hob with extractor hood above. There is space with plumbing for a washing machine. There is ample space for a dining table and chairs and a family space to the rear of the kitchen which has space for a comfy sofa. An opening provides access to a further family area which is currently being used a children's playroom but has multiple uses and could alternatively be used as a snug or TV room.



First Floor

The first floor landing with window over has doors leading to three bedrooms, two of which are good size doubles, and the recently installed family bathroom, which has contemporary tiling to the floor and exposed brick effect tiles to the walls. The bathroom comprises of a Victorian style roll top bath with claw feet, a large corner shower enclosure with sliding glass doors, Victorian style fittings, wash hand basin inset into a vanity unit with cupboards beneath, WC and a chrome heated towel ladder. The master bedroom is located to the rear elevation which enjoys views overlooking the garden, whilst bedrooms two and three are situated to the front of the property, with bedroom three benefitting from an attractive range of built-in wardrobes with shelving to one side.



Outside

To the front of the property is a large lawned area in front of a generous block paved driveway, which provides ample off-road parking for numerous vehicles with a detached single garage to one side. A wooden gate provides access to the rear. The rear garden is fully enclosed with mature hedge screening and small trees to the boundary edges. There is a wooden shed to the rear and a paved patio which extends to the side of the property, providing an ideal space for outside dining and entertaining.



Viewing

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

Fixtures and Fittings

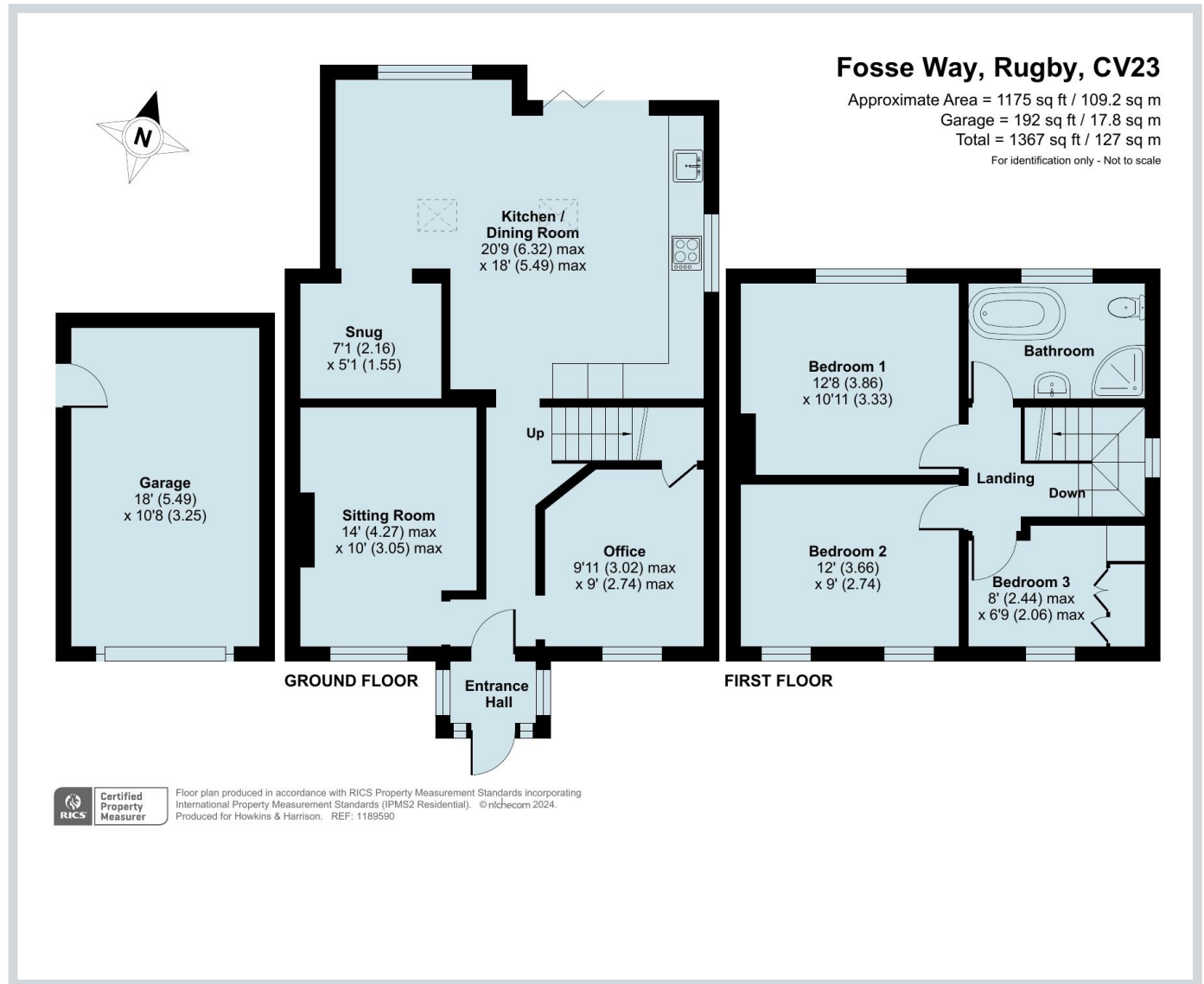
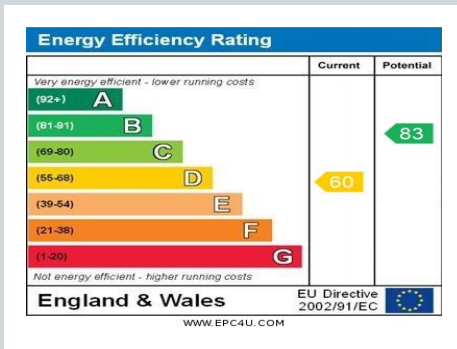
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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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