



12 Manor House Close, Newbold on Avon, Rugby, Warwickshire, CV21 1HB

HOWKINS &
HARRISON

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Newbold on Avon, Rugby,
Warwickshire, CV21 1HB

Guide Price: £435,000

A four bedroom detached property situated on a substantial plot with double garage and a stunning rear garden. Located in a quiet cul de sac on the edge of the village, the property is ideally placed for access to local amenities.

Features

- Popular residential location
- Sitting/dining room
- Conservatory with underfloor heating
- Parking for several vehicles
- Sizeable plot
- Generous fore garden
- Wonderful mature rear garden
- Village location
- Double garage



Location

Newbold-on-Avon is a suburb of Rugby in Warwickshire, located approximately 1½ miles north-west of the town centre. There is a small selection of shops within Newbold itself, including a convenience store and a selection of take away outlets. Further shopping facilities can be found nearby in Rugby town centre and at the out of town retail parks, Elliots Field and Junction One. The River Avon runs to the south of Newbold and the Oxford Canal runs immediately to the north with two popular canalside pubs, The Boat and The Barley Mow. Leisure facilities can be found at Junction One where there is a multiplex cinema and a well known fitness and wellbeing gym. In addition, a former quarry has been converted into a nature reserve (Newbold Quarry Park) and there is a sizeable children's play area and playing fields, home to Newbold Football club which runs a local Sunday league. Newbold on Avon RFC also has its own grounds and clubhouse within the village. The church of St Botolph in the old village is grade I listed and dates back to the 15th century. It hosts an annual Christmas Tree Festival each December which is very popular among locals and visitors in equal measure. The main secondary school in Newbold is Avon Valley School but neighbouring Rugby town offers a good selection of further schooling options, including grammar and independent schools.



Ground Floor

Enter into a spacious entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation, including a useful understairs storage cupboard and cloakroom fitted with a wall hung wash hand basin and WC. The sitting room is open plan to the dining room, through an archway, and is flooded with natural light with a box bay window overlooking the front aspect. The focal point to the room is an attractive stone feature fireplace with open fire inset. Accessed through patio doors from the dining room, the conservatory is under floor heated, fitted with ceramic tiled flooring and is a wonderful area to take advantage of the views over the delightful rear garden, which is also accessed via patio doors. The kitchen is fitted with quarry tiled flooring and a range of oak wall and base units with complementing work surfaces over and remote controlled blind to the window. Integrated appliances include a double Electrolux oven with extractor fan over. Doors from the kitchen lead to the entrance hall, dining room and rear garden.



First Floor

A galleried landing provides access to four bedrooms, the family bathroom and an airing cupboard. The principal bedroom is a good size double room and features a box bay window which complements the window on the ground floor, and overlooks the front aspect, benefitting from an en-suite fitted with a wash hand basin, WC and fully tiled shower enclosure. Bedroom three also overlooks the front elevation, whilst bedrooms two and four enjoy views over the fabulous rear garden. The family bathroom has fitted shelving to one wall, panelled bath, WC and wash hand basin.

Outside

To the front of the property there is a tarmacadam driveway with parking for several vehicles in front of the double garage. To one side of the drive there is a large lawn with planted established fruit trees. Both a graduating cobble stone pathway and cobble stone steps lead to the front door. There is a pretty colourful border planted with a variety of shrubs and plants. A side gate leads to the wonderful and generous landscaped rear garden which has been carefully tended over the years and has an abundance of established trees and shrubs. There is a paved patio to the side of the conservatory which has a particularly private feel, allowing you to make the most of the views across the garden.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

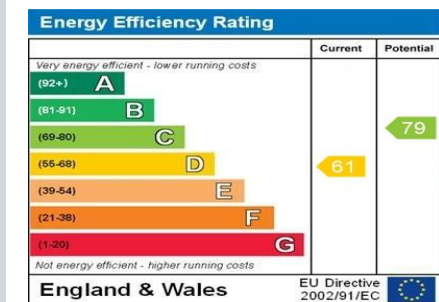
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F.



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Approximate Gross Internal Area
1668 sq ft - 155 sq m



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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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