



26 Station Road, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0BT

HOWKINS &
HARRISON

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Dunsmore, Rugby,
Warwickshire, CV23 0BT

Guide Price: £495,000

A beautifully presented, modern three bedroom detached bungalow situated in Clifton upon Dunsmore, with ample off-road parking and a private landscaped rear garden, which provides a fabulous outdoor entertaining space. The property has been tastefully modernised throughout with the addition of two en-suite bathrooms and a re-fitted family bathroom, along with a recently re-fitted modern kitchen and utility room. A spacious loft offers the possibility of conversion to a fourth bedroom subject to obtaining the correct permissions.

Features

- Popular village location
- Occupying a 0.11 acre plot
- Beautifully presented throughout and finished to a high standard
- Three bedroom detached bungalow
- Modern fitted kitchen/breakfast room and separate utility room
- Sitting/dining room
- Three bathrooms, two of which are en-suites
- Family bathroom with free standing bath
- Wooden and Karndean flooring
- Baxi combi boiler fitted in 2022 & Oak doors throughout
- Private south facing rear garden with fabulous outdoor entertaining space
- Ample off-road parking



Location

Clifton-upon-Dunsmore is the most easterly village in Warwickshire and is located roughly two miles east of Rugby. The village sits on a hill with the Oxford Canal running past at the foot of the hill. The village itself offers a number of small shops, the Bull Inn public house and St Mary's Church. Further amenities are available within Rugby town itself, including shopping, restaurants, bars, and leisure facilities. Primary schooling is available within the village at Clifton-upon-Dunsmore Church of England Primary School, which has an outstanding Ofsted rating, while a selection of state and private secondary schooling is available in Rugby. The village is well positioned for the commuter with easy access to the major motorway and trunk road networks including A5, A14, M1, and M6. Rugby Railway Station also offers a regular and fast service to London Euston which takes just under 50 minutes.



Accommodation

From under an open fronted porch with oak beams and pitch and tiled roof, a beautiful oak door leads into a welcoming entrance hall which has access to a generous loft space, via a pull-down ladder, which offers potential to further extend. Original Parquet wooden flooring leads to the kitchen/breakfast room with vaulted ceiling, two Velux windows and is fitted with a comprehensive range of shaker style units, incorporating numerous cupboards and drawers, with solid oak work surfaces, Belfast sink and built-in cooking appliances to include an electric double oven, five ring gas hob with an extractor over and space for a dishwasher. There is attractive Karndean, wood effect flooring and double doors opening onto the patio. The heart of the home features a spacious reception room that flows seamlessly into the spacious sitting/dining area, thanks to elegant oak sliding doors. This design not only creates an open-plan feel, perfect for family gatherings or entertaining guests, but also allows for privacy when desired. Double doors opening out onto the decking area, with an attractive outdoor seating space. A handy utility room is tucked away off the inner hallway with plenty of space for white goods.





Bedrooms and Bathrooms

A large master bedroom is located to the front aspect which benefits from its own en-suite shower room comprising of a double walk-in shower enclosure with glass screen, rainfall shower and hand held shower attachment, a modern white WC and wash hand basin set into a vanity unit with storage beneath, complemented by attractive tiling to the water sensitive areas. Bedroom two is also complete with an en-suite shower room comprising of a double cubicle, with combination rainfall and handheld shower attachment, glass shower screen and metro style tiling, along with a vanity unit with inset wash hand basin with WC. The beautifully re-fitted family bathroom comprises of a freestanding contemporary bath with floor standing tap with handheld shower attachment, vanity unit with an inset wash hand basin and WC. Bedroom three completes the accommodation and benefits from a vaulted ceiling with Velux window, boasting double height wardrobes along with an access door to en-suite plumbing and loft access door.

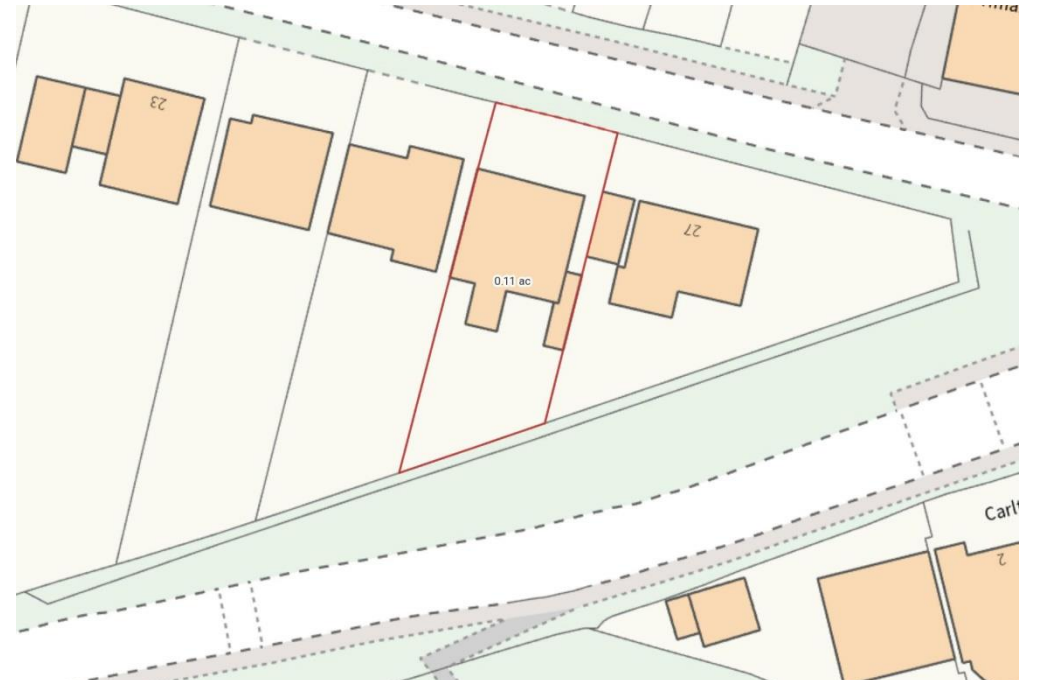
Outside

A gravelled driveway to the front of the property provides a generous amount of vehicular parking, for up to four cars, and can also accommodate a caravan. Mature hedging provides privacy and gated access to the side of the property leads to the rear garden. The garden to the rear has been terraced providing various seating areas including raised decking, a paved patio, used for outdoor dining, with a further covered gravelled area currently housing a hot tub with steps down to the main lawn, which benefits from being south facing, with decorative screening for privacy and attractive raised bed and borders planted with an abundance of flowers, herbaceous and perennial plants and shrubs.

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

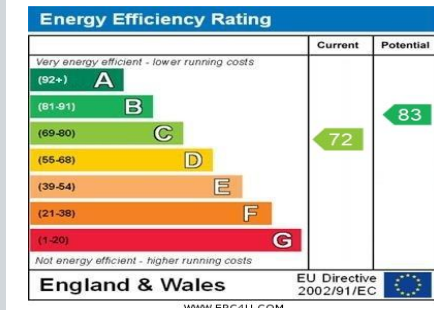
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

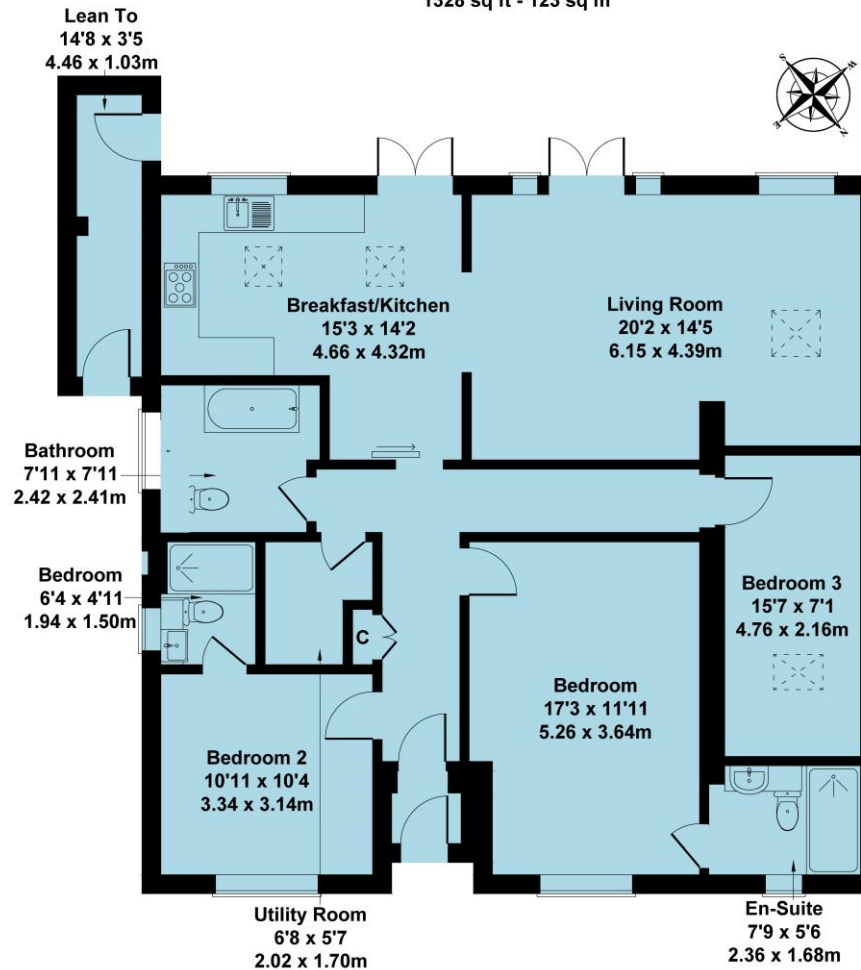
Local Authority

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



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Approximate Gross Internal Area
1328 sq ft - 123 sq m



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



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