



21 Brooks Close, Willoughby, Warwickshire, CV23 8BY

HOWKINS &
HARRISON

21 Brooks Close, Willoughby,
Warwickshire, CV23 8BY

Guide Price: £325,000

A spacious two bedroom semi detached bungalow situated in the popular village of Willoughby which has been much improved by the current owners and has attractive front and good size rear gardens with the benefit of a lovely purpose built home office/studio. Internally the bedrooms have built in wardrobes, there is a re-fitted shower room, modern fitted kitchen with integrated appliances, a lovely sitting room to the rear and a further garden/dining room which overlooks the rear garden. The driveway offers off road parking for several cars and leads to the garage. Further benefits include UPVC double glazing and gas central heating.

Features

- Well presented two bedroom semi detached bungalow
- Attractive rear garden
- Spacious accommodation to include garden/dining room
- Bedrooms with built in wardrobes
- Refitted shower room
- Modern fitted kitchen
- Timber framed studio/home office
- Popular village location
- Garage, Parking and solar panels
- Energy Rating- B



Location

Willoughby is a popular village located between the nearby towns of Rugby and Daventry and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The village has a church, public house, village hall, cricket ground and hairdressers. Nearby Onley Grounds provides an equestrian complex with a farm shop and butchery specialising in quality meats and fine artisan foods and is home of Rugby Polo Club. The neighbouring villages of Dunchurch and Braunston offer a wider range of amenities. There is an excellent range of both state and private schooling including Dunchurch Primary School rated as 'Outstanding' by Ofsted, Bilton Grange, Rugby School, Rugby High School, Lawrence Sheriff and Princethorpe College.



Ground Floor

Entrance is via a UPVC double glazed door to the hallway, walk in cupboard with hang rail and shelving. The shower room is fitted with a four piece suite comprising of twin wash hand basin with drawers under, double shower cubicle with Triton power shower, chrome heated towel rail. Bedroom one has fitted wardrobes and drawers. Bedroom two also has a corner built in wardrobe. The sitting room has a UPVC double glazed window to the rear aspect and a decorative fireplace with inset gas fire and door to the kitchen which is fitted with a range of white cabinets, and includes a breakfast bar and stainless steel sink unit. There is an integrated slimline dishwasher, built in oven, electric hob and extractor over. Integrated microwave and space for fridge freezer, with space and plumbing for washing machine. There is also a concealed 'Vaillant' boiler which was fitted in 2015. A UPVC double glazed door provides access to the dining room which is a lovely light room overlooking the garden and has French doors and two 'Velux' windows and recessed ceiling spotlights.

Outside

A good size attractive rear garden with a paved patio area running adjacent and having stepping stones leading up the garden in the shaped lawn with deep filled borders having a range of shrubs and trees. Enclosed by timber fencing. To the end of the garden is a timber frame bespoke garden room which has Navigation Spruce Cladding set on concrete foundations and used as a retreat with UPVC double glazed French doors which provide access into the main room with two windows and electric heater and fitted carpet tiles. A door to the WC which is fitted with a 'portapotti', from the garden a side storage cupboard housing the garden tools. There is a front garden and driveway providing off road parking for several cars. The garage has power and lighting connected with a door to the rear to the garden and bi-folding doors to the front.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 01327 316880.

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
90	93

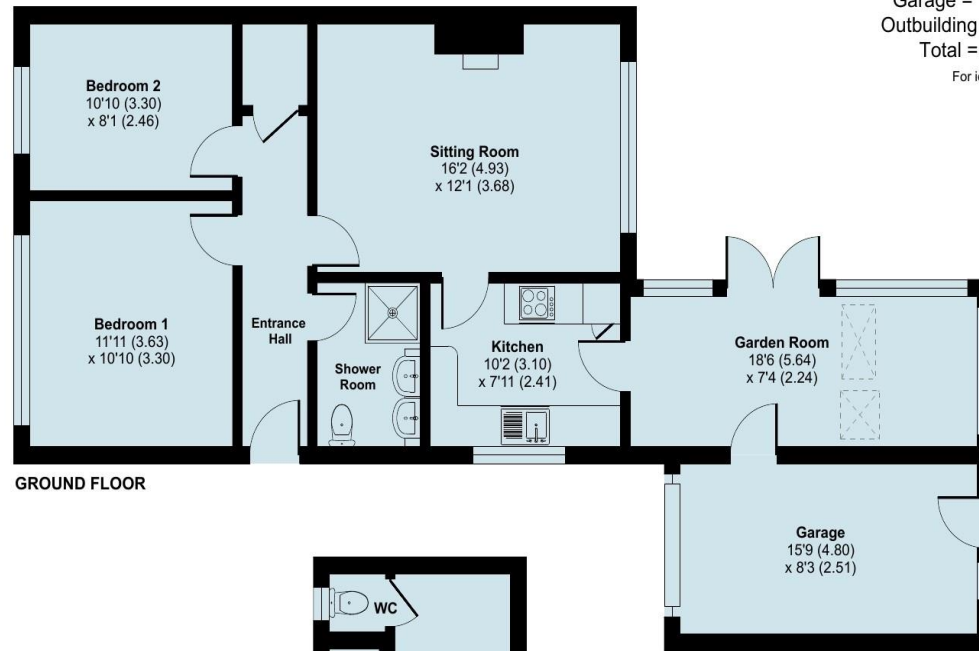
England & Wales EU Directive 2002/91/EC
WWW.EPC4U.COM



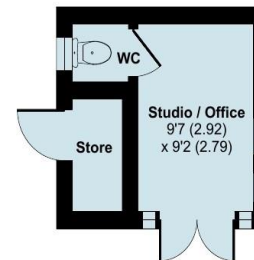
Brooks Close, Willoughby, Rugby, CV23

Approximate Area = 790 sq ft / 73.3 sq m
Garage = 132 sq ft / 12.2 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1003 sq ft / 93 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1121597

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.