





A stylishly presented, thoughtfully extended and enlarged, four double bedroomed period semi-detached property, with off-road parking, and well-proportioned accommodation spread over three levels.

Briefly Comprising:

Recessed entrance porch, reception hallway with Minton tiled floor, sitting room, family room, spacious open plan dining/kitchen with high quality refitted units and solid working surfaces. Basement cellar storage/utility area. First floor landing, three double bedrooms, refitted bathroom, separate shower room, top floor guest bedroom suite with en-suite bathroom.

Off-road parking and landscaped enclosed rear garden. Gas radiator heating. Part double glazing.

Viewing highly recommended.

Rugby Road

Offers a rare opportunity to acquire a spacious family home which has been thoughtfully and stylishly improved and updated, with attractive decor throughout, retaining lots of period features and providing elegant well-proportioned and spacious bedrooms and reception rooms.

Due to the balance of the space, the property is flexible in terms of layout, benefitting from two reception rooms to the ground floor as well as a nearly 32' spacious dining/kitchen. All the bedrooms on the first floor are doubles and there is a superb guest suite to the top floor with en-suite bathroom. Viewing high recommended.

The Property

Is approached via a blue brick block paved driveway with steps leading up to...

Arched Recessed Entrance Porch

With obscure double glazed entrance door with glazed windows to side giving access to...

Entrance Hall

With cornicing, dado rail and panelling, painted staircase with central carpet tread and Minton tiled floor, leading through to the remainder of the property.



Sitting Room (Front)

13'7" into chim rec x 16'3" into bay (4.14m into chim rec x 4.95m into bay)

With timber framed multi pane bay window to front elevation with secondary glazed units, attractive marble fireplace surround with inset living flame style gas fire and period style tiled inlays to either side of fire, corning, picture rail, shelving and useful storage cupboard, double radiator.

Family Room

16'3" x 13'5" (4.95m x 4.09m)

With multi pane sash window to rear elevation, corning, picture rail, shelving to chimney recess and one storage cabinet, double radiator, oak wood flooring, fireplace surround with inset living flame style gas fire.

Dining/Kitchen

10'11" x 31'11" (3.33m x 9.73m)

Being open plan and yet forming two distinctive areas. Approached via the dining area with multi pane sash window to side elevation, downlighter points to ceiling, exposed timber door to basement, original double doors to cupboard to chimney recess with further high level cupboard over, double upvc doors leading to garden.

Kitchen Area

Attractively fitted with a range of painted shaker style wall and base units, with solid working surface over and matching upstands, underslung Belfast style sink to working surface with drainer grooves to side, space for Range style cooker with tiled splashback, filter hood over, concealed fridge freezer, concealed dishwasher, two Velux glazed roofline windows, double glazed windows to side and rear, wood look tiled floor.



Basement

13' x 13'3" (3.96m x 4.04m)

Main chamber with space and plumbing for washing machine with a number of small windows and wall light point, radiator, doors to cupboards and additional small store and lobby area.

First Floor Landing

With stained glass window providing attractive natural light, continuation of panelling, staircase rising to top floor, louvred doors to AIRING CUPBOARD.

Family Bathroom

Attractively fitted with a white period style suite to comprise; wash hand basin, period style WC, bath with mixer tap and Mira Sport electric shower, Metro splashback tiling, wall light points, ceiling light points, extractor, white tiled floor, timber framed double glazed window to front elevation, period style radiator.



Bedroom One (Rear)

10'11" x 15'8" (3.33m x 4.78m)

With fitted wardrobes, multi pane window to side elevation, further multi pane sash window to rear, with box seat below and fitted wardrobes to either side thereof, providing useful hanging and storage, period school style radiator, further radiator.

Bedroom Three (Front)

13'6" max x 13'11" (4.11m max x 4.24m)

With coved cornicing, fireplace, multi pane window with secondary glazing, double radiator, door to walk-in wardrobe.

Bedroom Four (Rear)

11'5" into chim rec x 13'5" (3.48m into chim rec x 4.09m)

With timber framed multi pane window to rear elevation, coved cornicing, double radiator, period style fireplace surround with tiled hearth, laminate flooring.

Shower Room

Fitted with an attractive white suite to comprise; wall mounted wash hand basin, low level WC, glazed door to shower cubicle with recess for shower products, fixed rainwater style head and wall controls, chrome radiator towel rail, tiled floor, obscure glazed sash window to side elevation.

Second Floor Lobby

With upvc double glazed window to dormer to rear and door to...

Guest Bedroom Two

12'8" into fitted cupboards x 16'7" (3.86m into fitted cupboards x 5.05m)

With upvc double glazed dormer to rear and two Velux double glazed roofline windows to front, downlighter points to ceiling, attractive range of open book and display shelving, with base cupboards below and wardrobe area to side.



En-Suite Shower Room

Attractively fitted with a large corner shower, with fixed rainwater style shower head, low level WC with concealed cistern, set into vanity cupboards and period style wash hand basin, Metro cream splashback tiling, Velux double glazed roofline window, downlighter points to ceiling, extractor, radiator.

Outside (Front)

To the front of the property is a hardstanding predominantly laid to blue brick block paving.

Outside (Rear)

To the rear the garden is principally surrounded in the main by brick walling, and laid to a combination of patio, terraced, astro turf and decked areas, personal gate to rear, mature borders, raised planter and timber garden shed, gated access to the front of the property, side tap.



Parking

There is a blue brick block driveway to the front of the property.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

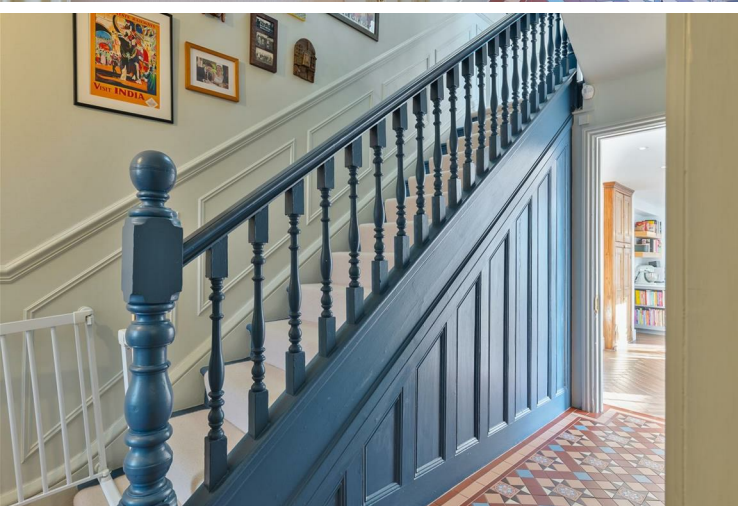
Council Tax

Council Tax Band F.

Location

CV32 6DY







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

