



Connells

Grendon Drive
RUGBY



Property Description

Connells are delighted to present this lovely four-bedroom detached family home, well presented throughout, extended and remodelled to create a fantastic living accommodation across two floors.

Grendon Drive is just a short drive to Rugby's Elliott's Field and all of its amenities, Rugby town centre, and Rugby's award winning Caldecott Park. The location further benefits from excellent easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby Railway Station which offers a mainline service to Birmingham New Street and London Euston is about 50 minutes.

Located in a popular residential location within walking distance of local amenities including a pharmacy, GP surgery, Community Centre, Tesco Express, Post Office, Chinese takeaway and the renowned Brownsover Fish Bar. Also within convenient distance of the property is The Great Central Walk, Swift Valley Country Park, Rugby Free Primary School, Boughton Leigh Junior & Infant School and Avon Valley School & Performing Arts College, all of which are rated 'good' by Ofsted. Slightly further afield is also a short walk to the River Avon.

Step inside this fantastic property which internally accommodates an entrance hall, guest cloakroom, lounge, study area, extended open plan kitchen dinner, four good size bedrooms, ensuite to master and family bathroom. Externally, you are presented with solar panels, spacious rear garden, side access, driveway and additional parking to

front.

Approach

Spacious driveway past front garden laid to lawns, side access to the rear garden to left, front door through to;

Entrance Hall

Having staircase with understair storage rising to first floor landing, and door on the ground floor then leading through to;

Guest Cloakroom

Comprising of low-level WC and wash hand basin, with window to the front of property.

Lounge

14' 10" x 10' 7" (4.52m x 3.23m)
Lounge with carpet flooring and the window facing the front of the property.

Study

14' 10" x 10' 7" (4.52m x 3.23m)
A fantastic converted garage on the ground floor which can be used as a study, snug or play area. With a window to the front of the property and radiator.

Kitchen/Dining Room

28' 3" Max x 9' 9" Max (8.61m Max x 2.97m Max)

Following through from the reception rooms, the kitchen has been beautifully extended, includes Amtico flooring throughout, and is fitted with a range of base and wall mounted units with complementary work surfaces and sink and drainer. Integrated appliances are to include; built in oven and separate four ring electric induction hobs and dish washer. There is also space and plumbing for a fridge freezer, washing machine and tumble dryer. The window to rear overlooking the garden. The dining area features space for a large dining table and sofa area, and doors leading through to the garden.

Landing

Back to the entrance hall, the staircase rises to the first floor landing which accommodates the loft hatch, providing access to a partially boarded loft space and a storage cupboard housing the water tank.

Master Bedroom

20' 7" x 10' 8" (6.27m x 3.25m)

Large master bedroom which has been extended in 2021 to create a fantastic living space and more windows. The bedroom also has built in wardrobes and provides a loft hatch with access to the loft as well as the landing. Main window is facing the front of the property and a radiator.

En Suite

The ensuite fitted with tiled flooring and walls, low-level WC, pedestal wash hand basin, walk in shower, electric shaver point, chrome towel warmer, extractor fan and frosted window. Leading on from the en suite bathroom is a walk in closet, with ample built in storage and shelves.

Bedroom Two

8' 5" x 12' 5" (2.57m x 3.78m)

Features built in wardrobes and additional built in storage. Space for double bed and window facing the front of the property.

Bedroom Three

12' 1" Maximum x 9' Maximum (3.68m Maximum x 2.74m Maximum)

Features built in wardrobes, wall fan, radiator and window facing the rear of the property.

Bedroom Four

10' 8" x 7' 11" (3.25m x 2.41m)

Features built in wardrobes, radiator and window facing the front of the property.

Family Bathroom

A four piece suit comprising, low level flush WC and wash hand basin both with built in storage surrounding, built in bath with a double head shower over, tiled floors and walls throughout. There is also a chrome towel warmer and a frosted window.

Rear Garden

A lovely spacious South East facing garden made up of laid lawn, patio and fencing around. The garden also provides side access to the driveway and can be accessed via the front of the property.

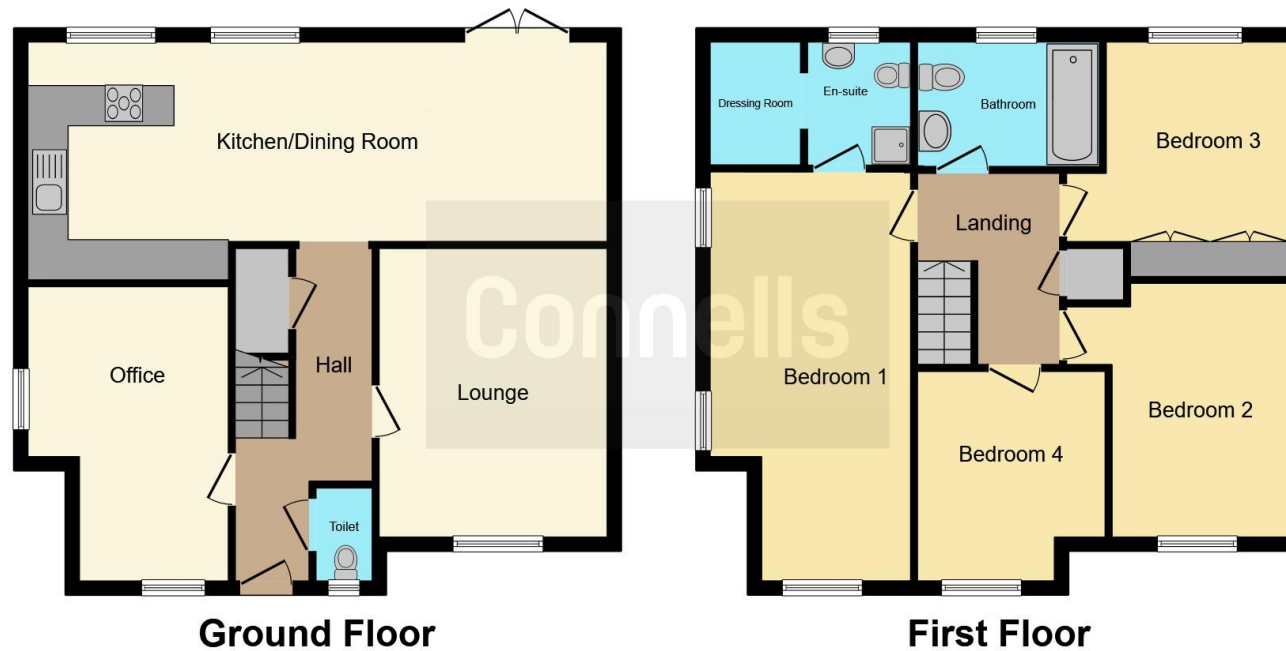
Front Of Property

Compromising of laid lawn area, side access to garden, driveway for multiple cars and additional off road parking for multiple vehicles. To the side of the property, there is also a double electric point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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