



Connells

Mellish Road
RUGBY



Property Description

*****FOUR BEDROOM DETACHED FAMILY HOME*****

Connells are delighted to present this fantastic opportunity to acquire a beautiful four bedroom detached family home, situated in the sought after location of Mellish Road, close to local schools, shops, amenities, parks and local dog walks.

Mellish Road is located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling close by, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

The property is a well presented David Wilson build which briefly comprises of lounge, open plan kitchen diner, utility, downstairs cloakroom, four good size bedrooms, en suite to master, family bathroom and, spacious driveway for three cars, garage, and a lovely rear and side garden which benefits from a fantastic brick barbecue and pizza oven perfect for summer gatherings. The property also benefits from brand new carpets throughout, hardwood flooring downstairs, a newer boiler with an expansion tank, and

CCTV/house alarms.

Call us on today on 01788 579880 to book your space in our upcoming open house for this must see home!

Approach

The property is an end plot which is presented with lovely greenery, driveway, garage access, and main entrance door leading to;

Entrance Hall

Good size entrance hall which has access doors to the downstairs reception rooms including double doors to the lounge, stairs rising to first floor and a radiator.

Downstairs Cloakroom

Features a wash hand basin, low level WC and radiator.

Lounge

19' 6" Maximum x 14' 1" Maximum (5.94m Maximum x 4.29m Maximum)

Featuring new carpet, a fireplace, window to side & front and radiator.

Kitchen/Diner

20' 3" x 13' 9" (6.17m x 4.19m)

A good size open plan kitchen diner with a nice range of fitted wall and mount base units. Integrated appliances are to include a double cooker and induction hob with fan and dishwasher. There is space for a fridge freezer and dining table. The kitchen also benefits from understair storage space, doors to garden, and window to side & rear.

Utility Room

5' 2" Maximum x 7' 7" Maximum (1.57m Maximum x 2.31m Maximum)

Features wall and bount base units for storage, space for washing machine and tumble dryer, and radiator.

Landing

Includes new carpet throughout, loft hatch providing loft access and window to side.

Bedroom One

11' 5" Maximum x 14' 3" Maximum (3.48m Maximum x 4.34m Maximum)

Includes new carpet, built in wardrobe, access to en suite, radiator and window to front.

Bedroom Two

11' 11" Maximum x 11' 6" Maximum (3.63m Maximum x 3.51m Maximum)

Includes new carpet, built in wardrobe, radiator and window to rear.

Bedroom Three

8' 7" x 14' 4" (2.62m x 4.37m)

Includes new carpet, built in wardrobe, radiator, window to side and front.

Bedroom Four

8' 1" x 13' 10" (2.46m x 4.22m)

Includes new carpet, built in wardrobe, window to side and rear.

Family Bathroom

Featuring built in bath, walk in shower, wash hand basin, low level WC, radiator and window to side.

Loft

The loft can be access via the landing and is boarded with storage shelves.

Rear Of Property

A lovely north east facing garden, which benefits from plenty of sun, laid to lawn with side access. The garden also has a fantastic brick barbecue and pizza oven perfect for summer gatherings.

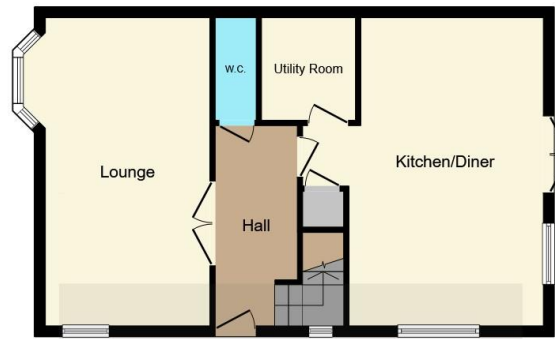
Garage

With light & power and up & over door. Benefits from front and side access.

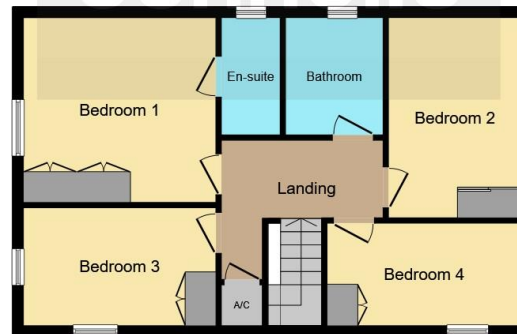








Ground Floor



First Floor

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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106736



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY106736 - 0005