



Connells

Brook View
Dunchurch RUGBY

Brook View Dunchurch RUGBY CV22 6RR

for sale offers over
£565,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this beautifully presented, detached family home on Brook View in Dunchurch, Rugby. Brook View is positioned on an elevated and generous plot, offering the perfect blend of elegant and luxurious living in a desirable village location. This stunning home in brief comprises of; entrance hall, downstairs WC, study, spacious lounge, kitchen, dining/sun room, utility, four double bedrooms with en suite and balcony to master, and family bathroom. Externally, there is a lovely landscaped front and rear garden, large driveway with ample parking, and a detached double garage. This property also benefits from a new boiler, new radiators, gas central heating and double glazing throughout.

Dunchurch is a picturesque village steeped in history with its own shops, public houses, restaurants, public and private schooling for all ages, conveniently situated for Sainsbury's superstore, Rugby town centre with its wide range of shops and amenities, Rugby Railway Station and within easy access to Coventry, Leamington Spa and the motorway networks.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Front Of Property

Upon approach you are welcomed with a large driveway to front for approximately five to six vehicles and a double detached garage. There is a main front entrance door leading onto;

Entrance Hall

A welcoming and spacious entrance hall with two built in storage cupboards and stairs rising to the first floor landing.

Downstairs Cloakroom

Low level WC, wash hand basin and window to the front aspect.

Study

12' 5" x 8' 10" (3.78m x 2.69m)

Study/home office with a log burner and window to the front aspect.

Lounge

19' 4" x 11' 9" (5.89m x 3.58m)

Spacious family lounge featuring double doors leading to the dining area, tall radiator and window to the front aspect.

Utility Room

Utility off kitchen featuring wall and mount base storage units, and space for a washing machine and tumble dryer.

Kitchen

13' 5" x 11' 5" (4.09m x 3.48m)

A newly upgraded bespoke kitchen featuring a range of wall and mount base storage units and a stylish breakfast island with fitted storage. Integrated appliances include; fridge freezer, dish washer, double oven, microwave, five ring gas hob + extractor fan, plus an additional food warming drawer. There is also a window to the rear aspect and a door leading to;

Dining/Sun Room

16' x 11' 1" (4.88m x 3.38m)

A versatile extended dining/sun room/play area to the rear, featuring bespoke bifolding doors leading to the rear garden

Landing

First floor landing with built in storage cupboard, loft hatch providing loft access, and a unique original window to the front aspect.

Bedroom One

15' 5" x 11' 5" (4.70m x 3.48m)

Generous master bedroom fit for a super king bed, featuring two built in wardrobes and window to the side aspect. There are also double doors leading onto the must see balcony which has beautiful views of the garden/rear of the property.

En Suite

En suite bathroom off the master bedroom with a double walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the side aspect.

Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m)

Featuring a built in wardrobe and window to the rear aspect.

Bedroom Three

11' 5" x 9' 2" (3.48m x 2.79m)

Featuring a built in wardrobe and window to the front aspect.

Bedroom Four

9' 6" x 9' 2" (2.90m x 2.79m)

Featuring a built in wardrobe and window to the front aspect.

Family Bathroom

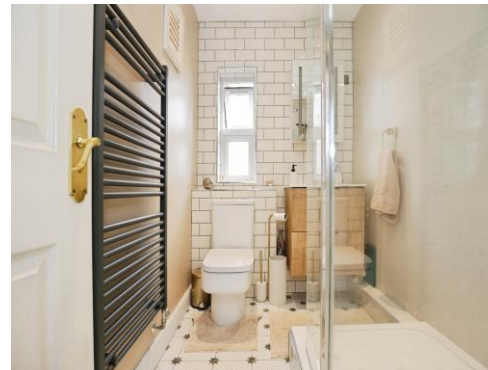
Modern family bathroom with built in bath and shower over, low level WC, wash hand basin, and frosted window to the front aspect.

Garage

The property comes with a double detached garage with up and over doors, and light and power.

Rear Of Property

To the rear there is a private, split level garden laid with astro turf, which the current sellers describe as the perfect sun trap. There is also side accessibility, a storage shed plus logstore.









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 Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107427



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.

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