



Connells

Moor Farm Close
Stretton On Dunsmore Rugby

Moor Farm Close Stretton On Dunsmore Rugby CV23 9NE

for sale offers in excess of
£450,000



Property Description

Connells are proud to bring to market this impressive and spacious, three bedroom detached dormer bungalow on Moor Farm Close, in Stretton on Dunsmore, Rugby. Moor Farm Close in brief comprises of; entrance hall, spacious lounge, dining room, kitchen, utility room, three generous bedrooms with en suite and dressing room to master, and family bathroom. Externally, there is a well presented landscaped rear garden, and driveway to the front for approximately four vehicles. This property also benefits from gas central heating and double glazing throughout.

Stretton On Dunsmore is well positioned between Leamington Spa, Rugby and Coventry. Whilst being located close to the A45 and Fosse Way, provides good access to the M1, M6, M69 and M40. Local amenities include Brookside Stores and Post Office, The Oak and Black Dog pub/restaurant, outstanding graded Knightlow Primary School, Brookside Surgery, village hall and various community social clubs.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Entrance

A welcoming and spacious entrance hall with access doors to reception rooms and stairs rising to the first floor.

Lounge

18' 7" x 12' 5" (5.66m x 3.78m)

Generous family lounge featuring a log burner, French doors leading to the rear garden, and an archway following through to;

Dining Room

11' 11" x 12' 6" (3.63m x 3.81m)

Featuring space for a dining table and window to the side aspect.

Kitchen

13' 3" x 13' 7" (4.04m x 4.14m)

Featuring a range of wall and mount base units, oven and extractor fan, and an integrated a dish washer. There is also additional space for a fridge freezer. Door and window to the rear aspect.

Utility Room

8' 7" x 6' 7" (2.62m x 2.01m)

Utility room with space for a washing machine and tumble dryer, sink & drain, loft hatch and a side access door.

Bedroom One

15' 6" Maximum x 12' 1" Maximum (4.72m Maximum x 3.68m Maximum)

Spacious master bedroom on the first floor featuring a dressing room area, built in wardrobes, loft hatch, a Velux sky window plus window to the side aspect.

En Suite

En suite off the master bedroom with a walk in shower, low level WC, wash hand basin, heated towel rail and Velux window to the rear.

Bedroom Two

12' 6" x 11' 11" (3.81m x 3.63m)

Bedroom two is on the ground floor and features space for a wardrobe and window to the front aspect.

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

Bedroom three is on the ground floor and features space for wardrobe and window to the front aspect.

Bathroom

Main bathroom with built in bath and shower over, low level WC, wash hand basin, heated towel rail and frosted window to the side aspect.

Landing

Built in storage cupboard under the stairs leading up to the first floor/master bedroom.

Rear Of Property

A well presented, private rear garden laid to lawn with side access.

Parking

The property has a large driveway to the front for approximately four cars.









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
 RUGBY CV21 2PE

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107477



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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