





Property Description

SPACIOUS FAMILY HOME NOT TO BE MISSED

Connells are delighted to bring to market the opportunity to acquire this impressive four bedroom detached home, situated in a highly desirable area, located on Beech Drive in Rugby. Beech Drive in brief comprises of; entrance hall, downstairs cloakroom, family lounge, dining room, upgraded modern kitchen, utility room, four generous bedrooms and family bathroom. Externally, there is a well maintained front and rear garden, single integrated garage, plus a new resin bound driveway with parking for approximately three vehicles. This property also benefits from gas central heating, combi boiler and double glazing throughout.

As well as the facilities of Bilton the property is close to Rugby, offering an extensive range of shopping facilities, including Elliott's Field retail & Leisure park and The Clock Towers shopping centre. Rugby's train station also provides London commuters access to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School.

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

Approach

To the front of the property there is a lovely front lawn with apple bushes and grape vines and further views of trees opposite the house. The new driveway is to the side with spaces for approximately three vehicles.

Entrance

A welcoming and spacious entrance hall with the original 1960's flooring, stairs rising to the first floor landing and an understair storage cupboard.

Downstairs Cloakroom

Low level WC and wash hand basin.

Lounge

18' 11" x 13' 9" (5.77m x 4.19m)

Family lounge featuring a gas fireplace and dual aspect windows to the side and new window to the front.

Dining Room

25' 7" Maximum x 13' 9" Maximum (7.80m Maximum x 4.19m Maximum)

A spacious open dining room/versatile reception space featuring double doors leading to the rear garden and a Velux skylight window allowing for plenty of light.

Kitchen

17' 8" x 9' 11" (5.38m x 3.02m)

A beautiful modernised kitchen featuring tiled flooring and a range of wall and mount base units. Integrated appliances are to include; oven with five ring gas hob and extractor fan, and sink & drain. There is also additional appliance space for a fridge freezer and dish washer. Velux skylight window allowing for plenty of light and window to the rear aspect.

Utility Room

8' 3" x 6' 3" (2.51m x 1.91m)

Separate utility room off the kitchen with appliance space for a washing machine and tumble dryer.

Landing

First floor landing with two large built in storage cupboards with shelving, and loft hatch providing loft access to an insulated and boarded loft.

Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)

The master bedroom features two built in wardrobes and window to the front aspect.

Bedroom Two

15' 7" x 7' 8" (4.75m x 2.34m)

Featuring space for wardrobe and dual aspect windows to the front and side.

Bedroom Three

12' 8" x 8' 1" (3.86m x 2.46m)

Featuring space for wardrobe and window to the rear aspect.

Bedroom Four

10' 7" x 7' 11" (3.23m x 2.41m)

Featuring space for wardrobe and window to the rear aspect.

Family Bathroom

With built in bath with shower over, new low level WC, sink, heated towel rail, fan and frosted window to the side aspect.

Garage

Single integrated garage with light and power & up and over door. This space has great potential to be converted into an extra reception room if preferred.

Rear Of Property

A lovely private rear garden laid to lawn with patio area and fencing. There is also a greenhouse, two storage/garden tool sheds, and side accessibility. The garden includes fruit bushes and grape vines.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107623



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