



**Connells**

Edmondson Close  
Dunchurch Rugby

# Edmondson Close Dunchurch Rugby CV22 6RY

for sale  
£375,000



## Property Description

Nestled in the highly sought-after village of Dunchurch, this exceptional three-bedroom bungalow offers a rare opportunity to enjoy refined, single-level living in a beautifully crafted home. Designed with meticulous attention to detail, this property combines timeless elegance with modern convenience.

Upon entry, a welcoming hallway with luxurious herringbone-style flooring sets the tone for the rest of the home. At its heart lies a stunning open-plan kitchen, living, and dining area—flooded with natural light from striking corner bi-fold doors that seamlessly connect the interior to the enclosed rear garden, ideal for entertaining and al fresco dining.

The bespoke shaker-style kitchen is a true centrepiece, featuring quartz worktops and a full suite of integrated appliances including an oven, hob, extractor, microwave, fridge-freezer, dishwasher, and washer/dryer.

Each of the three bedrooms offers flexibility for family living or home working. The principal bedroom benefits from a stylish en-suite, while the family bathroom is equally impressive—complete with contemporary fittings, electric mirrors, and a rainfall showerhead.

Sustainability and comfort are at the forefront of this home's design, with air source heating, underfloor heating throughout, and triple-glazed windows ensuring year-round efficiency and reduced energy costs.

Externally, two off-street parking spaces, an electric vehicle charging point, and a private rear garden perfect for summer gatherings.

## Entrance Hallway

## Lounge/Kitchen Diner

20' 1" x 15' 9" ( 6.12m x 4.80m )

## Bedroom 1

12' 5" x 9' 10" ( 3.78m x 3.00m )

## Bedroom 2

10' x 8' 11" ( 3.05m x 2.72m )

## Bedroom 3 / Study

11' 11" x 8' ( 3.63m x 2.44m )

## Bathroom

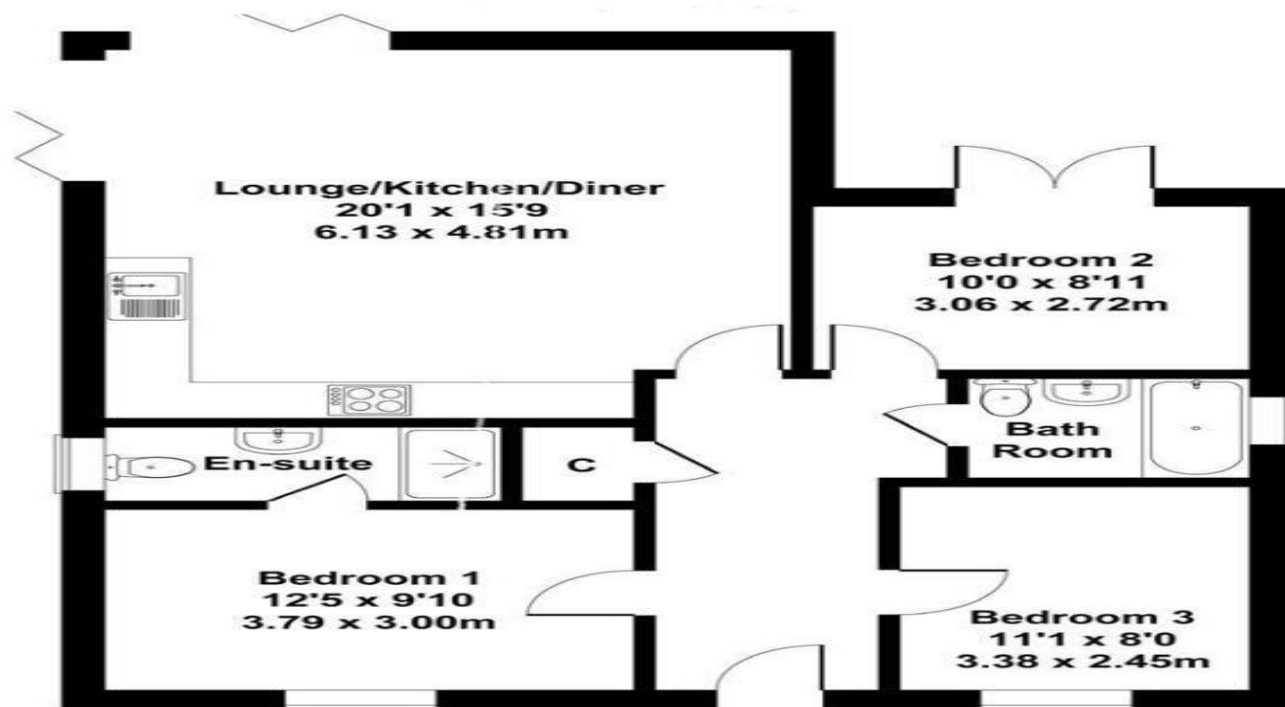
## En-Suite







# Edmondson Close



## GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

To view this property please contact Connells on

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EPC Rating:  
Exempt

Tenure: Freehold

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