



**EDWARD KNIGHT**  
ESTATE AGENTS

33 ONLEY PARK, WILLOUGHBY, RUGBY, CV23 8AN

£375,000





Edward Knight are delighted to offer for sale this substantially extended three/four bedroom semi-detached house situated in the quiet community of Onley Park, just outside Dunchurch. The location offers easy access for commuters to major road networks along with Rugby & Daventry. The well presented, flexible accommodation briefly comprises: entrance hall, lounge, family room, impressive kitchen/dining room, three double bedrooms, study/single bedroom, spacious bathroom/dressing suite to the main bedroom and a family bathroom. The property further benefits from uPVC double glazing, a low maintenance rear garden and off-road parking.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with frosted double-glazed inserts. UPVC double glazed window to the side aspect. Tiled floor. Single panel radiator with thermostat control. Telephone socket. Understairs storage cupboard with consumer unit. Stairs rising to the first floor. Door to the kitchen. Door to:

#### **LOUNGE**

15' 5" x 11' 4" (4.7m x 3.45m)  
UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Alcove shelving. Wood burning stove.

#### **KITCHEN/DINING ROOM**

22' 2" x 21' 7" (6.76m x 6.58m)  
A comprehensive range of shaker style kitchen units surmounted by contrasting work surfaces. Inset Belfast style sink with mixer tap over. Dual fuel



range cooker. Integrated fridge freezer, washing machine and dishwasher. Recessed ceiling spotlights. Tiled floor. Under stairs storage cupboard. Two double panel radiators with thermostat controls. Two double glazed Velux windows. Two sets of double glazed patio doors to the rear garden. Door to:

#### **FAMILY ROOM**

14' 1" x 11' 4" (4.29m x 3.45m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate floor. Recessed ceiling spotlights. Media outlets including satellite cables.

#### **STAIRS & LANDING**

Split level landing with loft hatch, smoke alarm and doors to all further first floor accommodation.

#### **BEDROOM ONE**

19' 7" x 14' 6" (5.97m x 4.42m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Recessed ceiling spotlights. Spiral staircase down to:

#### **BATH/DRESSING SUITE**

23' 9" x 11' 10" (7.24m x 3.61m)

uPVC double glazed patio doors to the rear garden. Double panel radiator with thermostat control. Two sets of double door built-in wardrobes. Recessed ceiling spotlights. Wood effect laminate flooring.



Bathroom Area:

Two pedestal wash hand basins with separate taps, low-level close coupled toilet and freestanding bath with separate taps. Tiled splashback areas. Tiled floor.

#### **BEDROOM TWO**

11' 4" x 10' 0" (3.45m x 3.05m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control.







Built-in sliding door fronted wardrobes with TV socket internally.

#### **BEDROOM THREE**

10' 7" min x 9' 5" (3.23m x 2.87m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Built-in double door wardrobe. TV aerial cable.

#### **STUDY/BEDROOM FOUR**

10' 0" max x 7' 4" (3.05m x 2.24m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Built-in over stairs cupboard.



#### **FAMILY BATHROOM**

9' 1" x 6' 1" (2.77m x 1.85m)

Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin with mixer tap and panelled bath with thermostatic shower over. Fully tiled walls and floor. Wall mounted extractor fan. Cupboard housing a Vaillant LPG combination central heating boiler. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the rear aspect.

#### **FRONT GARDEN**

Gravelled frontage providing off-road parking space. LPG bottle storage shed. Timber gate to the rear garden.



#### **REAR GARDEN**

Slab patio area with sleeper edging leading to a raised decked area with Hot Tub (included in sale). Slab path leading from the kitchen doors around the back of the property. A path leads down the side of the house to a lockable gate. The remainder of the garden is laid to lawn and enclosed by timber fencing to all sides. Several courtesy lights fitted around the pathway.

#### **COUNCIL TAX**

Band D



Total area: approx. 187.9 sq. metres (2022.1 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	38 F	
1-20	G		