



**EDWARD KNIGHT**  
ESTATE AGENTS

78 BROOKSIDE, STRETTON ON DUNSMORE, RUGBY, CV23 9NH

£350,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this very well presented, extended property in one of the area's most sought after villages, Stretton-on-Dunsmore.

This spacious semi-detached home boasts versatile accommodation set over three floors, occupying a good size private plot which is set back from the road on a picturesque grassy bank on the outskirts of the village centre.

The accommodation includes a large entrance porch, entrance hall, extremely bright and spacious living room, separate dining room and extended kitchen with utility and ground floor WC. The first floor offers a newly fitted family contemporary style family bathroom with separate WC and three well-proportioned bedrooms, the master bedroom is serviced by a newly fitted contemporary style en suite shower room. The second floor is occupied by two single bedrooms with dual aspect Velux windows and eave storage.



Externally you will find a pretty, well-kept front garden with pathway leading to the front door and continuing to the gated side access. The rear garden is mostly lawned with various entertaining areas and outbuildings/storage shed.

Viewings for the fantastic family home are strictly by appointment with Edward Knight Estate Agents Regent Street office.

## LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-On-Dunsmore has a vast array of amenities including a public house "The Oak and Black Dog", a doctors surgery & dispensary, Knightlow Primary which is recognised as Outstanding by Ofsted, with pre-school and after school clubs, also a nursery for younger children. There is an excellent local shop, attractive Church and a very active village hall & community spirit - playgroups, Cubs, Scouts, theatre groups etc.

There is also an excellent bus from the village centre just a stone's throw from the property provides services to Leamington, Rugby & Coventry.







#### **ENTRANCE PORCH**

4' 7" x 6' 8" (1.4m x 2.03m)

#### **LIVING ROOM**

27' x 11' 4" (8.23m x 3.45m)

#### **DINING ROOM**

12' 8" x 11' 8" (3.86m x 3.56m)

#### **KITCHEN**

9' 8" x 14' 6" (2.95m x 4.42m)

#### **UTILITY ROOM**

11' 3" x 4' 5" (3.43m x 1.35m)

#### **W.C**

4' 4" x 2' 7" (1.32m x 0.79m)



#### **FIRST FLOOR**

#### **BATHROOM**

7' 6" x 5' 8" (2.29m x 1.73m)

#### **SEPARATE W.C**

5' 7" x 4' 4" (1.7m x 1.32m)

#### **BEDROOM TWO**

10' 4" x 8' 7" (3.15m x 2.62m)

#### **BEDROOM THREE**

8' 6" x 9' 10" (2.59m x 3m)

#### **MASTER BEDROOM**

12' 9" x 11' 4" (3.89m x 3.45m)

#### **ENSUITE**

8' 2" x 5' 3" (2.49m x 1.6m)

#### **SECOND FLOOR**

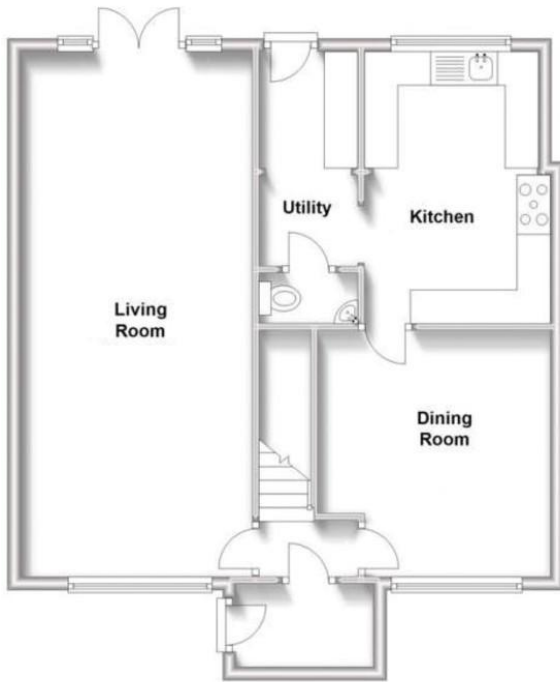
#### **BEDROOM FOUR**

8' 6" x 8' 7" (2.59m x 2.62m)

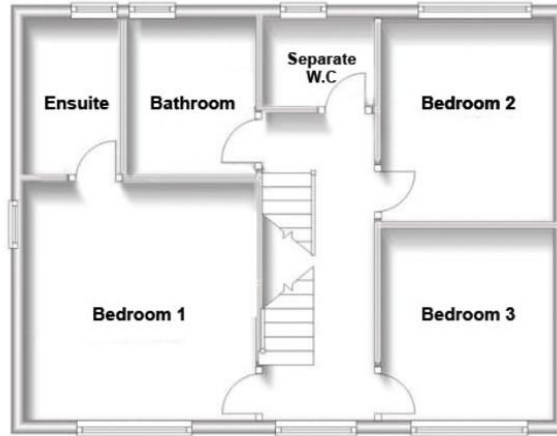
#### **BEDROOM FIVE/STUDY**

7' 4" x 9' 8" (2.24m x 2.95m)

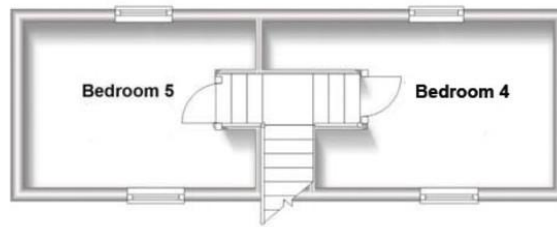
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		