



EDWARD KNIGHT
ESTATE AGENTS

3 ROBERTS CLOSE, STRETTON ON DUNSMORE, RUGBY, CV23 9EZ

£465,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-kept, extended detached home in one of the area's most desirable villages, Stretton-on-Dunsmore. This attractive home is situated within a quaint cul de sac, occupying a good size mature plot with driveway, garage and beautiful rear garden.

In brief the accommodation includes an entrance porch and welcoming entrance hall, living room with beautiful bay window seating, substantial extended dining/family room with patio doors opening onto the rear garden, a kitchen breakfast room with adjoining utility room, ground floor WC, four well-proportioned bedrooms and a re-fitted family bathroom with separate shower.

Externally the property boasts a double width block paved driveway which provides access to the single garage. A well-kept, pretty front garden and further substantial lawned rear garden with various seating areas and an abundance of stocked flower beds and shrubs.



Viewings for this lovely family home are strictly by appointment with Edward Knight's Regent Street Offices.

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

3' 6" x 5' 4" (1.07m x 1.63m)

ENTRANCE HALL

12' 4" x 5' 10" (3.76m x 1.78m)

GROUND FLOOR WC

8' 0" x 2' 10" (2.44m x 0.86m)

LIVING ROOM

11' 8" x 17' 6" (3.56m x 5.33m)

DINING ROOM

17' 3" x 11' 7" (5.26m x 3.53m)

KITCHEN/BREAKFAST ROOM

14' 2" x 8' 9" (4.32m x 2.67m)

UTILITY ROOM

10' 5" x 5' 9" (3.18m x 1.75m)

FIRST FLOOR LANDING

9' 8" x 2' 8" (2.95m x 0.81m)

MASTER BEDROOM

11' 10" x 12' 3" (3.61m x 3.73m)

BEDROOM TWO

12' 3" x 10' 7" (3.73m x 3.23m)

BEDROOM THREE

9' 3" x 8' 9" (2.82m x 2.67m)

BEDROOM FOUR

9' 9" x 7' 5" (2.97m x 2.26m)

FAMILY BATHROOM

6' 5" x 9' 9" (1.96m x 2.97m)

GARAGE



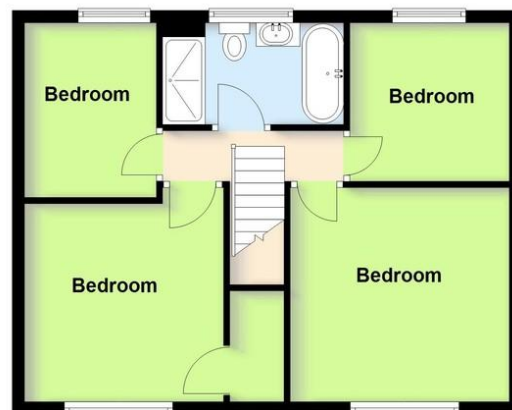
Ground Floor

Approx. 74.6 sq. metres (802.8 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



Total area: approx. 124.1 sq. metres (1335.4 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		