



- Detached Property
- Four Bedrooms
- Downstairs Shower Room

- Conservatory
- Well-sized Driveway For Multiple Cars
- Enclosed Rear Garden



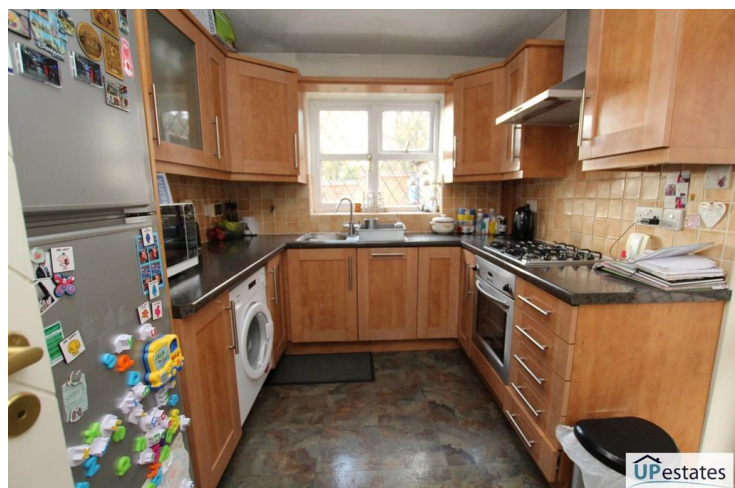
A well presented four Bedroom detached property which is located in a popular and sought after area in Rugby. This property boasts an open-plan Lounge/Diner, downstairs Shower Room and Conservatory for that extra place to relax. In brief the property comprises of; Hallway, Kitchen, Lounge/Diner, Shower Room and Conservatory to the ground floor. On the first floor there are four Bedrooms and the Family Bathroom. Externally the property benefits from a large driveway for off-road parking with access to a single Garage that includes power, and a cosy Garden to the rear. Double glazing and central heated radiators throughout.

**HALL** With stairs ascending to the first floor and doors leading to the Lounge/Diner and Kitchen.

**LOUNGE/DINER** 10' 7" x 22' 8" (3.23m x 6.92m) A good-sized Lounge/Diner benefitting from two central heated radiators, space for a dining table, a double glazed window to the front aspect, and sliding glass doors leading into the Conservatory.



**KITCHEN** 8' 1" x 12' 1" (2.48m x 3.70m) Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap and access to a storage cupboard.



**CONSERVATORY** 13' 2" x 12' 0" (4.03m x 3.67m) Having a tiled floor, a central heated radiator, double glazed windows and French doors opening to the rear garden.

**SHOWER ROOM** 5' 1" x 6' 3" (1.57m x 1.91m) Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and double glazed opaque window.



**LANDING** 6' 11" x 6' 0" (2.12m x 1.85m) With stairs rising from the ground floor and doors leading to accommodation.

**BEDROOM ONE** 9' 10" x 13' 6" (3.01m x 4.13m) A well-sized double Bedroom having a central heated radiator and double glazed window to the front aspect.



**BEDROOM FOUR** 6' 11" x 10' 5" (2.12m x 3.18m) Currently being used as a Study including fitted storage cupboards, a central heated radiator and double glazed window to the front aspect.

**BEDROOM TWO** 8' 4" x 10' 11" (2.55m x 3.33m) A second double Bedroom with double glazed window to the front aspect.



**FRONT ASPECT** A well-sized driveway with plenty of room for off-road parking with access to a single Garage.

**GARDEN** An enclosed rear garden with a patio area followed by a small lawn with fencing along the boundaries.

**BEDROOM THREE** 9' 10" x 8' 11" (3.01m x 2.74m) With access to a storage and airing cupboard, also including a central heated radiator and double glazed window to the rear aspect.



**GARAGE** 8' 2" x 16' 4" (2.5m x 5.0m) A single sized Garage with power and lighting and an up-and-over door.

Wych-elm Close, Rugby  
£300,000



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