



PIPIT WALK

RUGBY, CV23 0WW

GUIDE PRICE £325,000
FREEHOLD

Set on a desirable estate and within close proximity to the wealth of amenities and excellent transport links that Rugby has to offer, this attractively presented three-storey, four-bedroom home is sure to appeal to a wide range of buyers.

Offering an abundance of space, versatility and modern living throughout, this lovely family home has much to offer its next owners.

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- 4 Bedrooms • En Suite To

Main • Garage • Off Road Parking • Downstairs

Office • Close To Amenities • Good Transport

Links • Enclosed Garden • Guest W/C



Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to the principal rooms throughout the home and creating a warm and inviting first impression.

-Situated at the rear of the home is the modern, open-plan kitchen/diner, offering a bright and versatile space ideal for both everyday family life and entertaining. The room benefits from French doors providing direct access to the rear garden. The kitchen is well equipped with a range of wall and base units, ample worktop space and room for a dining table. Integrated appliances include electric oven and gas hob. There is also dedicated space for freestanding white goods.

-Situated at the front of the home is this versatile room, currently used as an office but offering excellent flexibility to suit the needs of its new owners. Alternatively, the space would make an ideal children's playroom, providing a dedicated area for work, study or family life.

-The ground floor accommodation is further complemented by a convenient guest WC.

First Floor:

-Overlooking the rear garden, the lounge offers a bright and airy space, providing the perfect setting for relaxing and unwinding in the evening.

-Situated at the front of the home, the main bedroom is a generously sized double room, offering a comfortable and peaceful retreat. The room benefits from the luxury of a private en-suite shower room, as well as fitted built-in wardrobes providing excellent storage.

Second Floor:

-Bedrooms two and three are both well-proportioned double bedrooms, each benefiting from built-in wardrobes and providing comfortable accommodation for family members or guests.

-Bedroom four is a versatile single room, which would also make an ideal nursery, home office or study depending on the needs of the new owners.

-Conveniently situated close to the bedrooms, the family bathroom is well appointed and features a bath with shower over, wash hand basin and WC.

Garden, Exterior and Further Property Information:

- Leading outside, the property benefits from an enclosed and low-maintenance rear garden, predominantly laid to artificial lawn. Offering a private and practical outdoor space, it provides the perfect setting for relaxing and enjoying the summer months.

-Further benefits to the property include off-road parking, a single garage, gas central heating and double glazing throughout.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: D

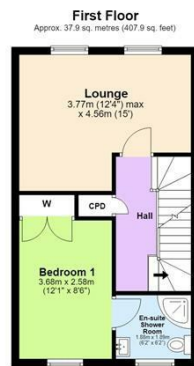
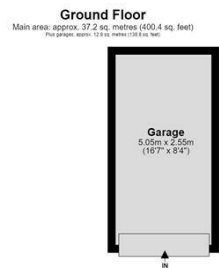
Local Authority: Rugby Borough Council

Maintenance: £250 per annum



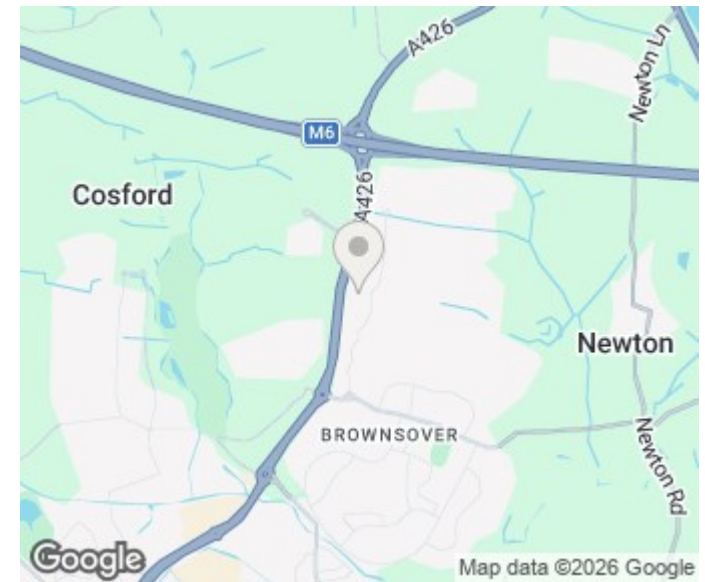
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Main area: Approx. 112.6 sq. metres (1212.5 sq. feet)
Plus garages: approx. 12.9 sq. metres (138.8 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspections.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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