



Connells

Furrow Close
Rugby

Furrow Close Rugby CV21 3FF

for sale offers over
£300,000



Property Description

Situated within a quiet cul-de-sac in the sought-after Furrow Close, this well-proportioned three-bedroom detached family home offers spacious accommodation throughout and is ideally positioned for families and commuters alike.

The property is located within the catchment area of highly regarded Ofsted-rated schools and is conveniently placed close to the village of Clifton-upon-Dunsmore, local amenities, Rugby town centre and excellent transport links, including the A5, A14, M1 and M6. Rugby Railway Station is also within walking distance, providing direct services to London Euston in approximately 48 minutes.

In brief, the accommodation comprises an entrance porch with a downstairs WC, leading through to a spacious lounge which opens into the dining area, creating an ideal family living space. The dining area flows into a generous conservatory with access to the rear garden. The fitted kitchen offers a range of wall and base units, ample worktop space and a side door providing convenient access to the garden.

To the first floor are three well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a bath with shower over, wash hand basin and WC.

Externally, the property features rear garden, predominantly paved and ideal for outdoor seating and entertaining. To the front, a driveway provides off-road parking for multiple vehicles and leads to a garage with an up and over door

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Access to garage and WC.

Lounge

13' 4" x 10' 10" (4.06m x 3.30m)

Feature fireplace, understairs cupboard and arcway to dining room.

Dining Room

9' x 7' 8" (2.74m x 2.34m)

Patio doors leading to Conservatory.

Conservatory

9' 5" x 9' (2.87m x 2.74m)

Access to rear garden. Tiled flooring.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)

Selection of wall and base units, vinyl flooring. Door to side of house.

Landing

Storage cupboard, loft access.

Bedroom One

10' 10" x 9' 3" (3.30m x 2.82m)

To rear, mirrored wardrobes, carpet.

Ensuite

Shower, toilet, sink, heated towel rail and vinyl flooring.

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

To front of house, mirrored wadrobes, carpet.

Bedroom Three

9' 1" x 7' 3" (2.77m x 2.21m)

To front of house,carpet.

Bathroom

Jacuzzi bath with shower, toilet, and sink.

Garden

To rear, paved with side access.

Garage

16' 11" x 7' 3" (5.16m x 2.21m)

Integral garage from hallway. Electric up and over garage door.

Buyers Aml Fee

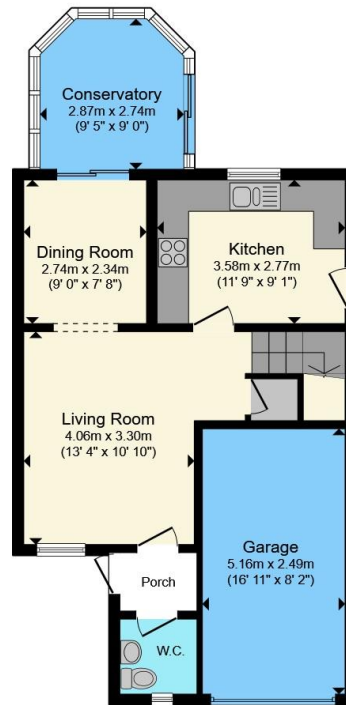
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Ground Floor



First Floor

Total floor area 102.9 m² (1,108 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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25 Regent Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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