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Hibbert Close, Off Dunchurch Road  
Asking Price £460,000

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ESTATE AGENTS

# Hibbert Close, Off Dunchurch Road, Rugby

Complete Estate Agents are proud to introduce this impressive detached property on Hibbert Close, off Dunchurch Road in Rugby. This stunning family home offers a perfect blend of comfort and modern living. Built in 2004, the property boasts a spacious layout that is ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. With four well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy. Each of the three bathrooms is thoughtfully designed, ensuring convenience and comfort for all residents and guests alike., along with a downstairs WC & Cloakroom with access to the double garage.

The property is set on a generous plot, providing parking for up to six vehicles, a rare find that adds to the appeal of this home. The outdoor space offers potential for gardening or simply enjoying the fresh air in a tranquil setting.

Located in a sought-after neighbourhood, this house is well-positioned for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Rugby. With its modern features and spacious design, this property is a wonderful opportunity for anyone seeking a family home in a vibrant community.

## ENTRANCE HALL

Entered via glazed door. Real wood flooring. Cornicing. Radiator. Hive thermostat control.

## CLOAKROOM & WC

Low flush WC. Wash hand basin. Tiled floor. Tiled splashbacks. Radiator. Extractor fan. Door through to Garage

## LOUNGE / DINING ROOM 22'0" x 13'3" (6.70 x 4.05)

Newly fitted multi-media display unit with LCD electric Fire with thermostat remote control. Two radiators. Double glazed window to rear. Double glazed patio door to rear. Newly fitted Karndean flooring.



### **KITCHEN / BREAKFAST ROOM 13'0" x 11'7" (3.95 x 3.52)**

One and a half bowl sink single drainer sink unit with an extensive array of base cupboards and drawers with worktop above for breakfast bar. Quooker combi stainless steel boiling tap. Integrated Neff combi oven and microwave. Neff induction hob with black glass splashback. Built in full height fridge & full height freezer. Pull out larder. Integrated Neff dishwasher. Integrated Neff Extractor and Inductor. Open shelf unit with lighting. Karndean flooring. Double glazed window to front.

### **FIRST FLOOR LANDING**

Stairs from the hallway. Access to loft space. Smoke alarm. Linen cupboard.

### **MASTER BEDROOM 13'1" x 13'0" (3.98 x 3.97)**

Radiator. Skylight windows to rear. Door to:

### **EN SUITE**

Low flush WC. Wash hand basin. Tiled splash areas. Fully tiled shower enclosure with fitted shower and glazed screen. Extractor. Shaver socket. Radiator. Window to side.

### **BEDROOM TWO 8'10" x 13'5" max (2.70 x 4.10 max)**

Radiator. Double glazed window to front.

### **EN SUITE**

Low flush WC. Wash hand basin. Radiator. Fully tiled shower enclosure with glazed screen and power shower. Shaver socket. Window to front.

### **BEDROOM THREE 11'7" x 11'2" (3.53 x 3.41)**

Radiator. Built in wardrobes. TV Point. Window to rear.

### **BEDROOM FOUR 11'2" x 7'11" (3.40 x 2.41)**

TV point. Built in wardrobe. Double glazed window to rear.

### **FAMILY BATHROOM**

Low flush WC. Wash hand basin. Bath. Tiled splash areas. Radiator. Shaver socket. Extractor fan. Down lighters. Window to front.

### **OUTSIDE**

Front garden laid to lawn. Driveway leading to a double garage entered via two single up and over doors. Power and light connected. Personal door to rear. Loft storage. Rear garden laid to lawn with patio and enclosed fencing.

### **DOUBLE GARAGE & DRIVEWAY**

Newly fitted double electric doors fitted by The Garage Door Centre - Parking for multiple vehicles



### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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