



Connells

London Road
Dunchurch Rugby



Property Description

This meticulously maintained residence enjoys a commanding position on a generous plot, featuring a sizeable driveway providing ample off-road parking, alongside a double garage.

The accommodation briefly comprises: an extended and welcoming entrance porch leading to a central hallway; a spacious living and dining room ideal for both entertaining and day-to-day family use; a well-equipped kitchen breakfast room; a separate utility room; and a convenient guest WC. A beautiful orangery offers a stunning additional reception space, flooding the home with natural light and providing direct views and access to the exquisite rear garden.

The property benefits from three well-proportioned bedrooms and a family bathroom. In addition, the loft space above the garage has been converted into a versatile loft room and features an ensuite bathroom-offering a variety of potential uses such as a home office, hobby room, or occasional guest suite.

Externally, the standout feature of this property is undoubtedly the substantial and beautifully maintained garden. Spanning a large, predominantly lawned area, the garden is bordered by mature trees, hedgerows, and well-established planting that combine to create a private outdoor setting. The sunny aspect ensures an inviting space for outdoor entertaining, gardening, or simply enjoying the surroundings.

Porch

Entrance Hallway

Lounge/ Dining Room

Wood effect flooring, wood burner and access to rear garden.

Kitchen

Fitted kitchen with oven, hob, extractor and plumbing for dishwasher.

Utility Room

Plumbing for washing machine and American fridge freezer. Air extraction unit.

Bedroom One

To rear of property. Carpets and Wardrobes

Bedroom Two

To front of property, Fitted wardrobes and boiler located in cupboard

Bedroom Three

To side of property.

Bathroom

Roll top bath, Shower, W/C and sink.

Orangery

Bright and access to rear garden.

Cloakroom

W/C and sink

Garage

Double garage

Garage Loft Room

Access via staircase from garage with En-suite shower room and W/C.

Buyer 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.









Ground Floor

First Floor

Total floor area 142.1 m² (1,529 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

Connells

To view this property please contact Connells on

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

Tenure: Freehold

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Property Ref: RBY108061 - 0008