







An outstanding opportunity to acquire a much improved and skilfully extended detached family residence, providing five bedroomed and three bathroomed accommodation with many notable features, including an open plan living kitchen arrangement. Offered to an exceptional standard of presentation in this popular and established cul-de-sac location with open aspect. No chain.

#### [Range Meadow Close](#)

Located just off Guys Cliffe Avenue, is a popular and established residential location of executive detached homes. Ideally sited approximately two and a half miles from the town centre close to a good range of local facilities and amenities, including local shops on Rugby Road, highly

regarded schools including Brookhurst Primary School, Milverton Primary School and Trinity Secondary School, and also a variety of recreational facilities. This particular location has consistently proved to be extremely popular.

ehB Residential are pleased to offer 20 Range Meadow Close which is an outstanding opportunity to acquire a most impressive, detached family residence, having been skilfully extended and recently refurbished by the present owners to provide superbly appointed and exceptionally well presented five bedroomed and three bathroomed accommodation. The property features an impressive refitted open plan living kitchen arrangement, two good size reception rooms, five bedrooms (three with en-suite

facilities). The property is particularly well sited within Range Meadow Close with ample off road car parking and garage. It also includes a pleasant rear garden which adjoins open fields with pleasant open views.

The property has been maintained by the present owners and only internal inspection of this quite exceptional property can truly justify our highest recommendation.

In detail the property comprises :-

#### [Open Porch](#)

With quarry tiled floor leads to...







#### Reception Hall

With staircase off, with balustrade, Karndean flooring, understairs cupboard, downlighters, coving to ceiling, double radiator, composite glazed panelled entrance door.

#### Cloakroom/WC

With pedestal basin, mixer tap, low flush WC, half tiled, radiator, Karndean floor.

#### Lounge

22' x 12'6" (6.71m x 3.81m)

With bay window, plantation blinds, Karndean flooring, marble fire place and hearth with gas real flame effect fire and connection, coving to ceiling, contemporary style tubular radiator and double radiator.

#### Extended Dining Room

14' x 10'3" (4.27m x 3.12m)

With twin French doors and side panels overlooking the rear garden, double radiator, Karndean flooring, coving to ceiling.

#### Refitted Open Plan Living Kitchen

18'9" x 22'11" max 12'4" min (5.74m x 7.01m max 3.76m min)

With Karndean flooring, sealed unit double glazed panelled rear door and twin French doors to rear garden, downlighters, double radiator and contemporary style radiator, feature wood burner and hearth, an extensive range of attractive base cupboard and drawer units with Noble Vulcano Quartz worksurfaces with tiled splashbacks, Rangemaster Range with contemporary style extractor hood

over, flanked by a matching range of high level cupboards with concealed pelmet lighting, appliance space for automatic dishwasher, further full height units incorporating fridge freezer recess and custom built larder unit with drawers and shelves, further matching cupboard and drawer unit to sitting area, matching island unit with Porcelain sink unit and mixer tap.

#### Stairs and Landing

Access to roof space, airing cupboard, lagged cylinder, immersion heater.

#### Bedroom

10'6" x 13" (3.20m x 3.96m)

With two double built-in wardrobes with hanging rail and shelves, radiator.





#### En-Suite

9' x 3'3" (2.74m x 0.99m)

Refitted en-suite being half tiled, with vanity unit incorporating wash hand basin, pedestal mixer tap, low flush WC, tiled shower cubicle, integrated shower unit and screen, heated towel rail.

#### Extended Bedroom

16' x 13" (4.88m x 3.96m)

With radiator, downlighters, enjoying pleasant open views.

#### En-Suite Shower Room/WC

9'6" x 4'11" (2.92m x 1.52m)

With Jack 'n' Jill door, being half tiled with twin sized tiled shower cubicle, integrated shower unit, vanity unit with wash hand basin, mixer tap, low flush WC, Karndean flooring, fitted mirror, contemporary style heated towel rail.

#### Bedroom

7' 17'3" (2.13m 5.26m)

With double built-in wardrobe with shelving, drawers and hanging rails, radiator.

#### Bedroom

8'4" x 18" (2.54m x 5.49m)

With triple built-in wardrobe, hanging rail and shelf, radiator.

#### En-Suite Bathroom/WC

9'2" x 8'4" (2.79m x 2.54m)

With white suite comprising panelled bath, mixer tap, shower attachment, vanity unit incorporating wash hand basin, low flush WC, tiled shower cubicle with integrated shower unit, contemporary style heated towel rail, Karndean flooring, downlighters.



#### Bedroom

10'6" x 7" (3.20m x 2.13m)

With radiator, downlighters, double built-in wardrobe with hanging rail and shelf.

#### Outside

The property occupies a particularly pleasant position within Range Meadow Close with twin sized drive/off road car parking facility, flanked by shaped lawn and leads to the...

#### Garage

17'9" x 8'9" (5.41m x 2.67m)

With insulated hinge doors, fitted cupboards, with single drainer stainless steel sink unit and mixer tap, plumbing for automatic washing machine, strip lights and internal and external power points. Personal door to kitchen.





#### [Rear Garden](#)

With pedestrian side access to the pleasant landscaped rear garden, with patio, shaped lawn, raised flower beds, timber garden shed, bounded by brick wall and close boarded fencing, with log store, external power points and water point, established hedge adjoining open fields with pleasant open views.

#### [Mobile Phone Coverage](#)

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### [Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available

in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### [Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

Council Tax Band F.

#### [Location](#)

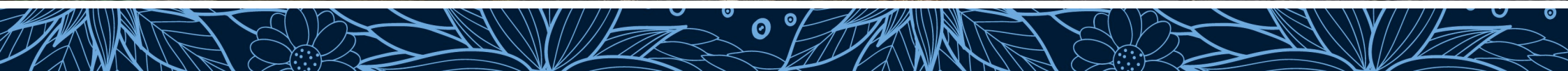
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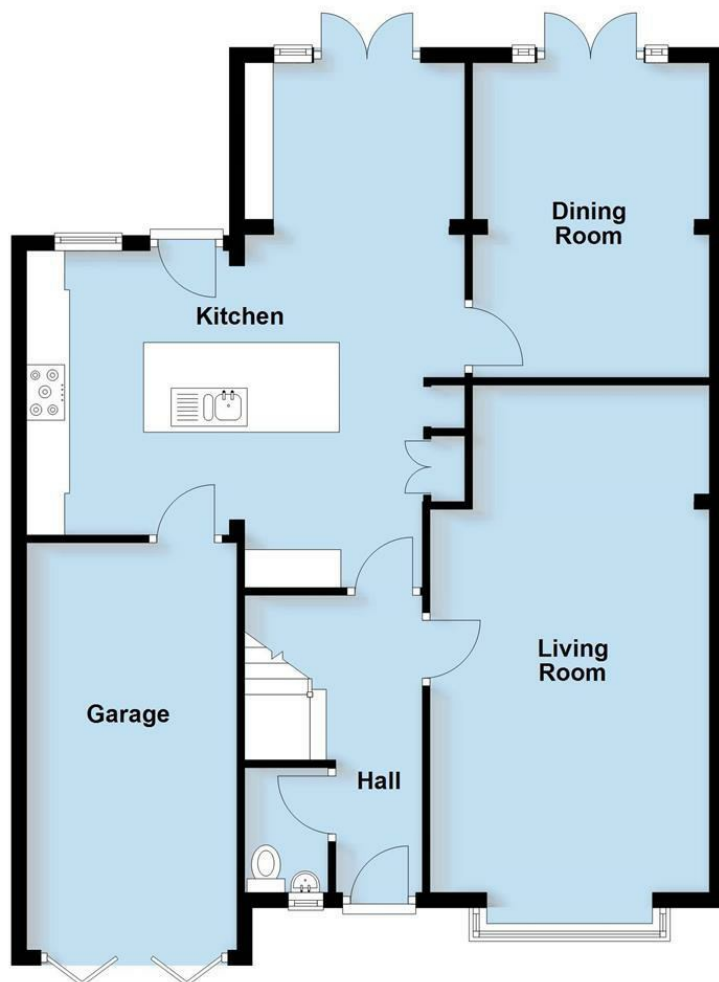
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

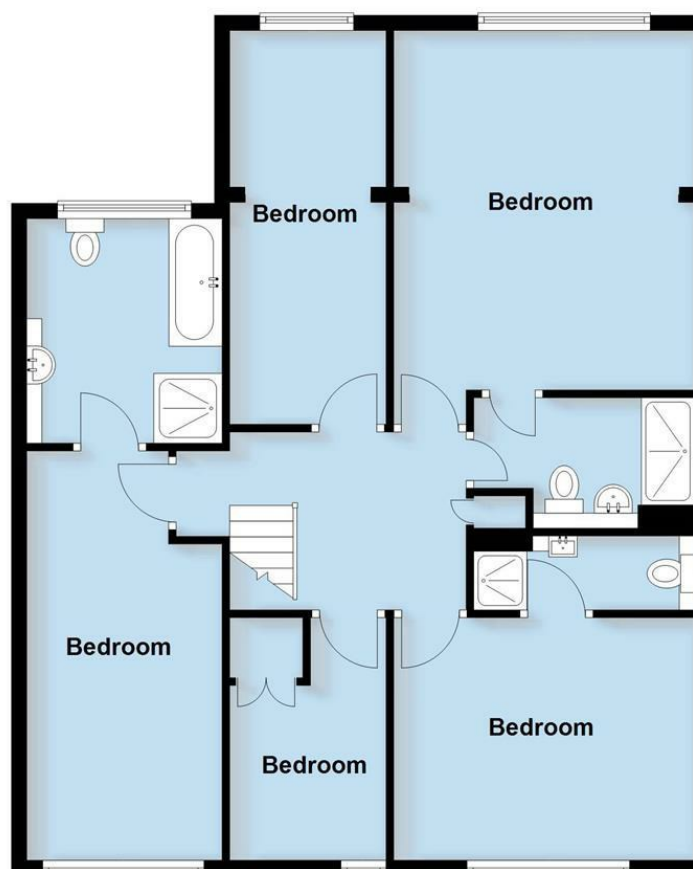
## Ground Floor

Approx. 93.6 sq. metres (1007.1 sq. feet)



## First Floor

Approx. 89.4 sq. metres (961.8 sq. feet)



Total area: approx. 182.9 sq. metres (1968.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact