

Dunsmore Avenue, Rugby

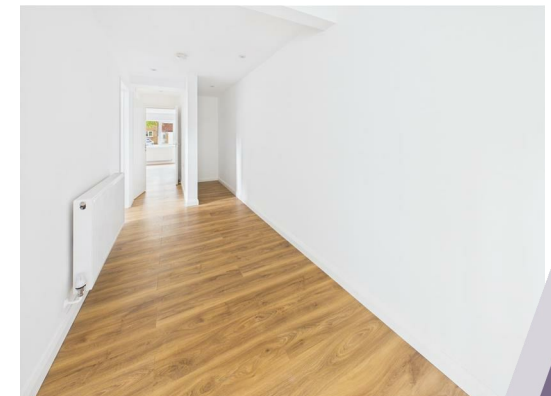
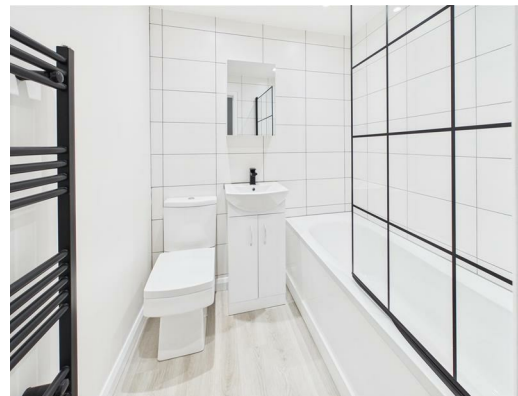
3 Bedroom House - Detached

£320,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



Unique and newly built three-bedroom detached home offers a perfect blend of modern living and comfort. The property boasts a high specification finish that truly needs to be seen to be appreciated.

Upon entering, you will find a well-equipped open-plan kitchen and dining area, ideal for both family meals and entertaining guests. The ground floor features three thoughtfully designed bedrooms, with the primary bedroom benefiting from en-suite facilities. The first floor presents spacious living accommodation, enhanced by a delightful roof terrace that invites you to enjoy the fresh air and views of the surrounding area. This home is perfect for those seeking a contemporary lifestyle in a desirable location.

With its thoughtful layout and high-quality finishes, this property is an excellent opportunity for families or individuals looking to settle in a peaceful community whilst having local amenities within walking distance including well regarded primary and secondary schools.

Open Plan Kitchen/Dining Area 4.21 x 4.59 (13'9" x 15'0")

Composite door, double glazed window, range of brand new fitted wall and base units to include integrated Beko dishwasher, Beko washing machine, Beko fan assisted oven, Beko gas hob and stainless steel extractor hood. There is a one-and-a-half bowl single drainer sink unit with mixer tap, understairs storage area and stairs rising to the first floor and laminate flooring.

Ground Floor Bathroom 1.79 x 1.70 (5'10" x 5'6")

Three piece white suite comprising of wash hand basin set into vanity unit, low flush w.c., panelled bath with shower screen and shower attachment from the taps, the bathroom is almost fully tiled and has a mirrored door cabinet, air vent extractor, heated towel rail, vinyl flooring and under floor heating.

Hall 7.10 x 1.78 (23'3" x 5'10")

Storage under the stairs, radiator and laminated floor.

Bedroom One 3.00 x 2.94 (9'10" x 9'7")

Double glazed window, radiator and carpeted.

En-suite 1.75 x 1.08 (5'8" x 3'6")

Low flush w.c., wash hand basin set into vanity unit, shower cubicle with thermostatically controlled shower including rainfall shower head, airvent extractor, vinyl flooring and under floor heating.

Bedroom Two 2.88 x 4.14 (9'5" x 13'6")

Double glazed window to two aspects, radiator and carpeted.

Bedroom Three 1.96 x 2.94 (6'5" x 9'7")

Double glazed window, radiator and carpeted.

First Floor Landing 1.27 x 1.10 (4'1" x 3'7")

UPVC double glazed door leading to roof terrace and laminate flooring.

Lounge 6.05 x 4.49 (19'10" x 14'8")

Double glazed window, carpet/laminated section, fusebox, radiator and cupboard housing Baxi boiler.

Roof Terrace 5.22 x 5.16 (17'1" x 16'11")

Parkay flooring, metal fencing with decorative border, security lighting and power points.

Garden Front

Tarmac driveway providing parking for several vehicles, access to the side of the property which is pebbled and leads to the rear garden.

Garden Rear

Pebbled with fencing.

Tenure - Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly via the agent Archer Bassett.

Important Notice

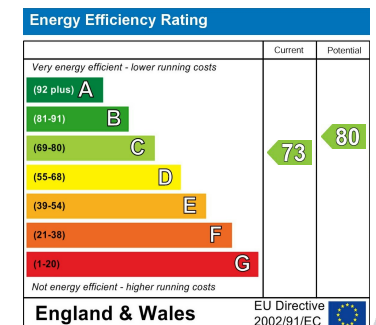
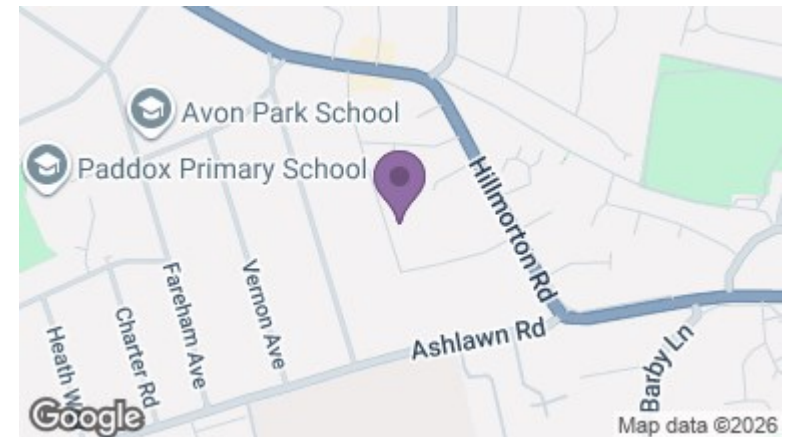
These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

024 7659 2255 | sales@archerbassett.co.uk | archerbassett.co.uk



FOR SALE

archer bassett
LETTINGS AND SALES