



57 Browning Road, Rugby, Warwickshire, CV21 4BU

HOWKINS &  
HARRISON

57 Browning Road, Rugby,  
Warwickshire, CV21 4BU

Guide Price: £330,000

An extended four bedroom detached bungalow with double garage and no onward chain located on a corner plot in the popular residential area of Hillmorton within close proximity of local amenities.

### Features

- Popular residential area
- Versatile accommodation
- Four bedrooms
- Spacious lounge/dining room
- Fitted wardrobes to two bedrooms
- Wet room
- Double garage
- Substantial corner plot
- Parking
- No onward chain



## Location

The property is ideally located within close distance to Rugby town centre, where there is the Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes.

The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. Elliots Field Retail Park with its wide variety of retail experiences is also located 3 miles away, whilst Rugby itself offers shoppers a selection of High Street stores and independent boutiques, bars and restaurants. There is a choice of both junior and senior schooling nearby, including Lawrence Sheriff grammar school and the world renowned Rugby School, both located in the town centre.

Rugby Railway Station – approximately 1 miles

Elliots Field – approximately 1.6 miles

M6 Junction 1 – approximately 6 miles



## Ground Floor

Enter through a composite door into the hall where doors lead to the accommodation including a useful storage cupboard. The spacious lounge is fitted with wood panelling to two walls with a stone built feature fireplace with gas fire and shelving inset providing a focal point to the room. There is an attractive bay window which overlooks the side elevation, a remote controlled air conditioning unit and remote controlled blinds to all three windows.

The kitchen is fitted with a variety of oak wall and base kitchen cabinets including glass display cabinets, drawers and wicker basket storage solutions with work surface over. There is useful shelving, ceramic tiling to the flooring and mosaic tiling to the splashback areas. Integrated appliances include a double oven and grill, gas hob with extractor fan over and dishwasher. The kitchen opens to a modern dining room fitted with dual aspect windows and engineered oak flooring which extends through attractive oak and glass sliding doors to bedroom four/office which has a further remote controlled air conditioning unit. A door from the dining room opens to the garden. The principal bedroom and bedroom two are accessed from the hall and both feature fitted wardrobes. Bedroom three is accessed off the kitchen and also benefits from fitted wardrobes to one wall. The wet room is fully tiled to the walls and is fitted with a shower, wall hung wash hand basin with mirror over and wc.



## Outside

The garden is mainly laid to lawn to the side elevation. A paved pathway leads to the front door and extends across the front of the bungalow which is enclosed by low level close board fencing with mature hedge and tree screening behind including a pretty established lilac tree.

There are further planted borders with attractive hydrangeas providing seasonal colour. The garden wraps around three sides of the property with a private seating area to the rear screened by a trellis with colourful honeysuckle.

A pathway leads to a spacious gravelled drive with parking for vehicles in front of the double garage. A further gravelled pathway extends across the rear of the bungalow.

## Agents Marketing Note

Some images have been virtually staged to show potential furniture layout and room use.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

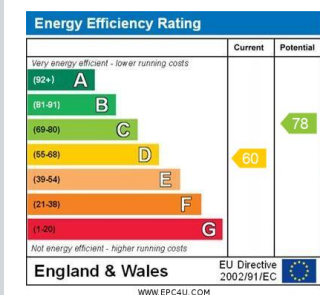
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

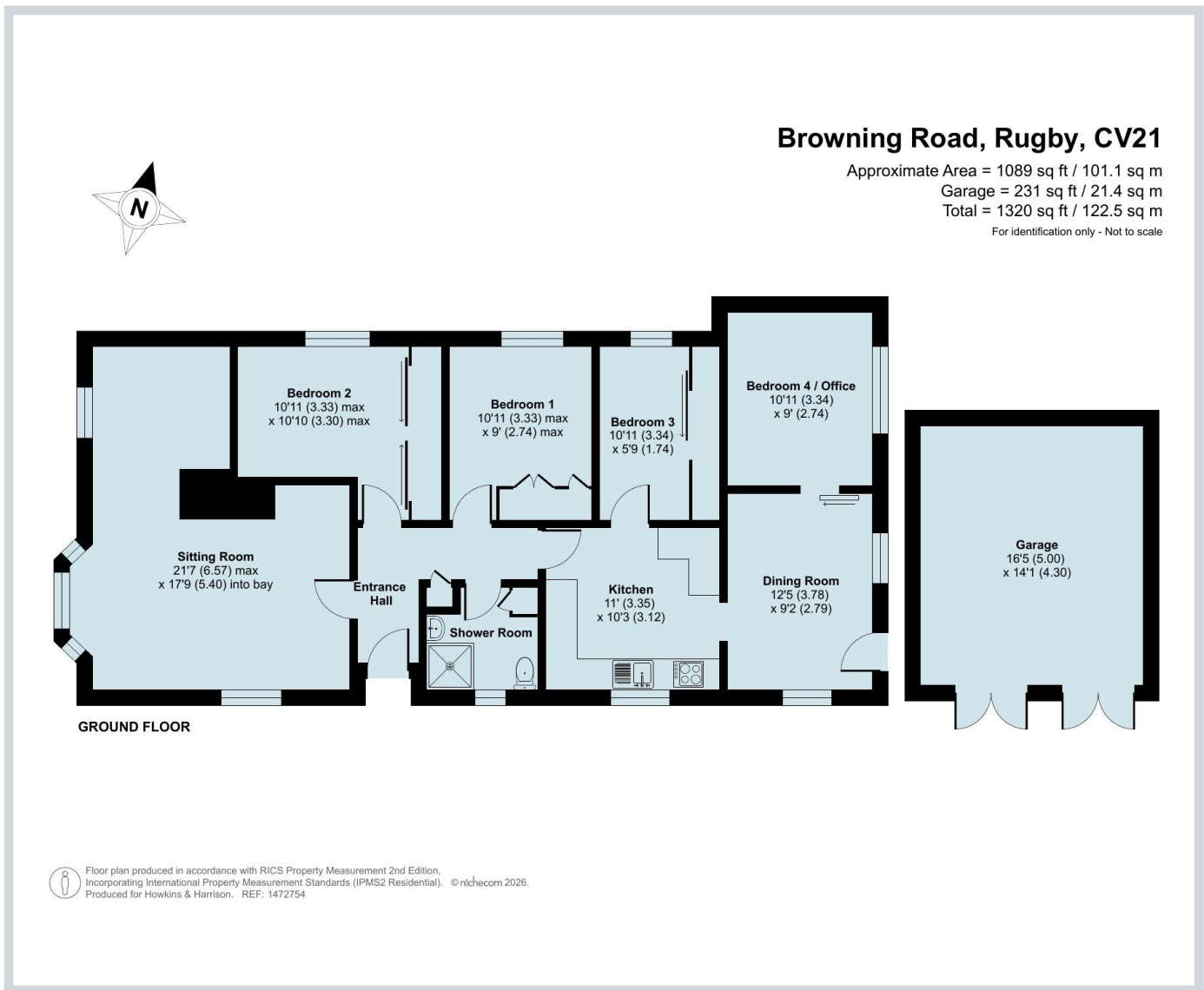
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – C



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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