

Fern Close, Boughton Vale, Rugby, Warwickshire CV23 0UQ

Offers Over £525,000

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Executive Five-Bedroom Detached Home | Double Garage | Landscaped Gardens | Quiet Cul-de-Sac | Rugby, Warwickshire

Price: OIEO £525,000 - 2263 SQ FT - By Bryant Homes, Quality House builder, Built in 1998

Situated within a tranquil cul-de-sac in the highly sought-after Boughton Vale area of Rugby, this impressive five-bedroom executive home offers over 2,000 sq ft of well presented living space, making it an excellent choice for families seeking both space and flexibility.

The property commands attention with its strong kerb appeal, offering extensive off-road parking not only to the front but also to the side of the property – a rare and highly desirable feature,

ideal for those with a caravan, motorhome, boat, or multiple vehicles. In addition, the double garage presents exciting potential for conversion into a home office, playroom, gym, or additional reception room (subject to the necessary consents).

Property Ref LO 0765

Key Features

- Five bedrooms executive home
- Popular Boughton Vale Location
- Close to Retail Parks and local countryside walks
- Off Road parking for multiple vehicles
- Side of property extra parking for motorhomes caravan etc
- Stunning 2nd floor principle suite
- Newly landscaped gardens
- Re fitted family bathroom
- No Onwards chain
- New Boiler 2025



Total: 2263 sq. Ft, 210 m2
 Ground Floor: 1163 sq. Ft, 108 M2, 1st Floor: 714 sq. Ft, 66 M2, 2nd Floor: 386 sq. Ft, 36 m2
 Excluded Areas: Utility: 85 sq. Ft, 8 M2, Fireplace: 10 sq. Ft, 1 M2, " " : 4 sq. Ft, 0 M2,
 Bay Window: 5 sq. Ft, 0 M2, Low Ceiling: 64 sq. Ft, 6 M2, Walls: 218 sq. Ft, 20 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

