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Harebell Way,
Guide Price £380,000

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ESTATE AGENTS

Harebell Way, , Rugby

Nestled in the charming area of Boughton Vale, Rugby, this delightful house on Harebell Way offers a perfect blend of comfort and modern living. The property spans an impressive 1,345 sq ft (125 sq mtrs), providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of space for everyone, whether it be for family, guests, or a home office.

The property boasts three bathrooms, a significant advantage for busy households, ensuring convenience and privacy for all. The south-facing aspect allows for an abundance of natural light to fill the living spaces, creating a warm and welcoming atmosphere throughout the day.

For those with vehicles, the property offers parking for two vehicles, a valuable feature in this desirable location, and scope for further parking if required. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for families and professionals alike.

In summary, this house on Harebell Way presents a wonderful opportunity to acquire a spacious and well-appointed home in a sought-after neighbourhood. With its generous living spaces, modern conveniences, and a lovely south-facing garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.

Hallway 4'6" x 10'10" (1.39 x 3.32)

Living Room 13'4" x 16'3" (4.08 x 4.97)

Open plan kitchen/dining room 19'11" x 10'8" (6.08 x 3.27)

Reception Room Two 7'11" x 17'1" (2.43 x 5.23)

Utility & WC 5'3" x 7'3" (1.61 x 2.23)

Bedroom One 7'10" x 15'1" (2.41 x 4.60)

Bedroom Two 7'4" x 8'10" (2.24 x 2.70)

Bedroom Three 8'7" x 8'10" (2.62 x 2.70)



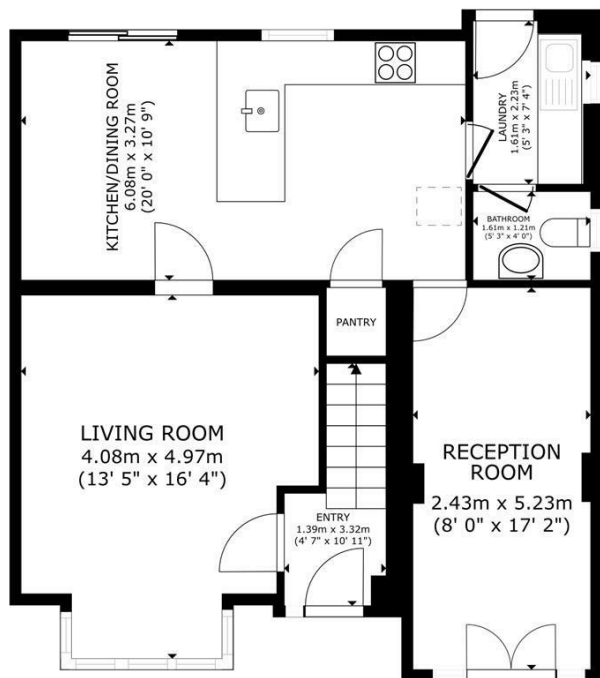
Primary Bedroom 11'4" x 15'7" (3.46 x 4.75)

Ensuite 5'4" x 5'7" (1.64 x 1.72)

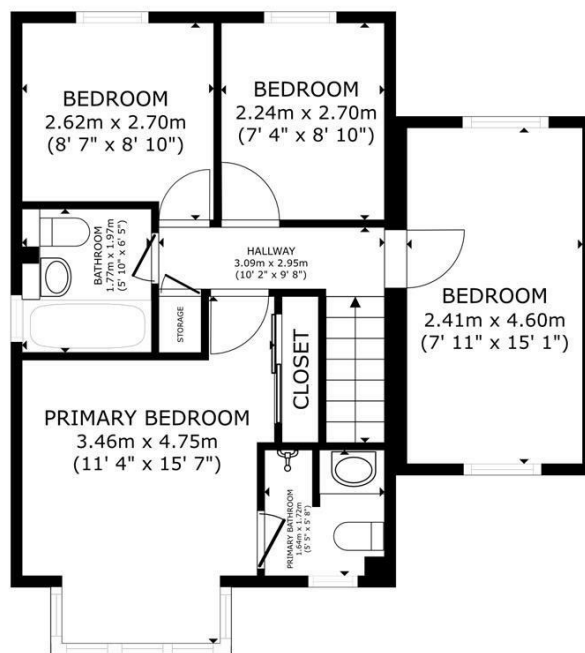
Bathroom 5'9" x 6'5" (1.77 x 1.97)

Rear Garden



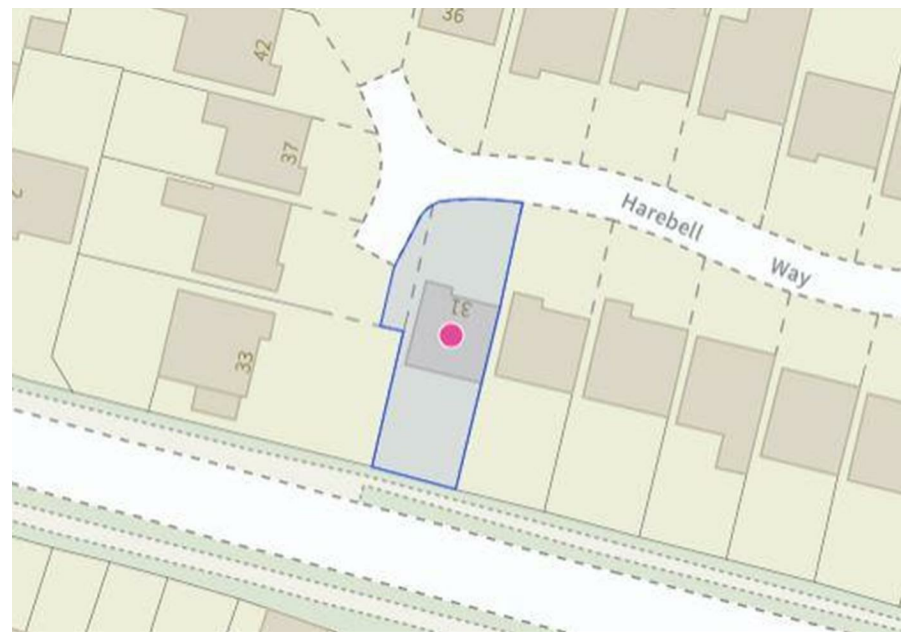


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 64.1 m² (690 sq.ft.) FLOOR 2 52.0 m² (560 sq.ft.)
TOTAL : 116.1 m² (1,249 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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