

**4 Macbeth Close
Woodlands
RUGBY
CV22 6LP
£265,000**



- **THREE BEDROOM**
- **LOUNGE / DINING ROOM**
- **REFITTED SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **SEMI DETACHED BUNGALOW**
- **FITTED KITCHEN**
- **OFF ROAD PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well positioned three bedroom semi detached bungalow set on a generous plot within a quiet cul de sac on the ever popular Woodlands Estate. This is a home that offers both comfort and convenience, with spacious accommodation and excellent access to local amenities.

The layout includes a welcoming porch and entrance hall leading through to a bright lounge and dining area, a fitted kitchen, three bedrooms and a smartly refitted shower room. The property benefits from gas fired central heating to radiators and Upvc double glazing throughout, ensuring year round comfort.

Outside, a private driveway provides parking for three vehicles and leads to a detached garage. The enclosed rear garden offers a peaceful retreat, complete with a patio area ideal for outdoor dining and relaxation.

The Woodlands Estate enjoys a strong sense of community and provides a wide range of everyday amenities, including a parade of local shops, a post office, public house, several churches, Sainsbury's supermarket and regular bus services into Rugby town centre. Rugby railway station offers a fast and reliable mainline service to Birmingham New Street and London Euston in under an hour, while the nearby M1, M6, M45 and A45 ensure excellent commuter links across the region.

Accommodation Comprises

Entry via part glazed upvc entrance door with window to side into:

Entrance Hall

Window to side. Radiator. Door to:

Lounge

16'11" x 10'9" (5.18m x 3.30m)

Bow window to front aspect. Radiator. Doors off to kitchen and inner lobby.

Kitchen

9'8" x 8'7" (2.97m x 2.62m)

Fitted with a range of base and wall mounted units. Work surface space incorporating a stainless steel sink and drainer. Space for a cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Space for a washing machine. Tiled splashbacks. Radiator. Wall mounted boiler. Window to front aspect. Door to side.

Inner Hall

4'9" x 4'7" (1.45m x 1.40m)

Doors off to lounge, shower room, and bedrooms.

Bedroom One

12'0" x 11'1" (3.66m x 3.38m)

Window to rear. Radiator. Built in wardrobes to one wall.

Bedroom Two

10'0" x 9'6" (3.05m x 2.92m)

Window to rear. Radiator.

Bedroom Three

10'0" x 6'7" (3.07m x 2.03m)

Window to side. Built in wardrobes. Radiator.

Shower Room

6'2" x 5'1" (1.88m x 1.55m)

Refitted with a modern suite to comprise double walk in shower, vanity unit with inset wash hand basin and w.c. with concealed cistern. Tiled floor and walls. Chrome ladder radiator. Frosted window to side elevation.

Front Garden

Area laid to lawn. Driveway providing off road parking for three cars and leading to the detached garage.

Garage

Concrete sectional with metal up and over style door.

Rear Garden

Enclosed by timber fencing to the boundaries. Mainly laid to lawn with a paved patio area adjacent to the property.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: D





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.